

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS  
1800 THIRD STREET, SUITE 260, P.O. BOX 1407  
SACRAMENTO, CALIFORNIA 95812-1407  
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## NOTICE OF PROPOSED RULEMAKING

### TITLE 25. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (MOBILEHOME PARKS AND SPECIAL OCCUPANCY PARKS)

**NOTICE IS HEREBY GIVEN** that the California Department of Housing and Community Development (HCD), proposes to amend existing regulations and adopt new regulations governing Mobilehome and Special Occupancy Parks.

#### **PUBLIC HEARING**

A public hearing has been scheduled at which time any interested party may present statements, orally or in writing, about this proposed regulatory action. The hearing will continue until all oral comments are received, and will be held as follows:

Date: September 13, 2006  
Time: 9:00 a.m.  
Location: HCD (Headquarters)  
1800 3<sup>rd</sup> Street, Room 183  
Sacramento, CA 95814

Pre-hearing registration will be conducted prior to the hearing. Those registered will be heard in order of their registration. Anyone else wishing to speak at the hearing will be afforded an opportunity after those registered have presented their oral comments. The time allowed for each person to present oral comments may be limited if a substantial number of people wish to speak.

Individuals presenting oral comments are requested, but not required, to submit a written copy of their statements. The hearing will be adjourned immediately following the completion of the oral comments.

#### **SUBMISSION OF WRITTEN COMMENTS**

Any interested person, or his or her authorized representative, may submit written comments relevant to the proposed regulatory action to HCD. All written comments must be received by HCD at this office no later than 5:00 p.m. on September 13, 2006, in order to be considered. Written comments may be submitted by mail, e-mail, or facsimile as follows:

**NOTICE OF PROPOSED RULEMAKING  
TITLE 25. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
(MOBILEHOME PARKS AND SPECIAL OCCUPANCY PARKS)**

By mail to: Department of Housing and Community Development  
Division of Codes and Standards  
P. O. Box 1407  
Sacramento, CA 95812-1407  
ATTN: Mobilehome and Special Occupancy Parks Programs

By e-mail to: [parksregs@hcd.ca.gov](mailto:parksregs@hcd.ca.gov)

By facsimile to: (916) 327-4712 ATTN: Bradley Harward

**PERMANENT ADOPTION OF REGULATIONS**

Following the public comment period, HCD may adopt the proposals substantially as described below or may modify the proposals if the modifications are sufficiently related to the original text. With the exception of minor technical or grammatical changes, the text of any modified proposal will be available for at least 15 days prior to its adoption from the contact person(s) designated in this Notice, and will be mailed to those persons who have submitted written or oral testimony related to this proposal or who have requested notification of any changes to the proposal. HCD will accept written comments on the modified regulations during the 15-day period.

**AUTHORITY AND REFERENCE**

Health and Safety Code section 18300 grants HCD the authority to adopt regulations governing mobilehome parks and Health and Safety Code section 18865 grants HCD the authority to adopt regulations governing special occupancy parks. These regulations implement and interpret Health and Safety Code sections 18200 through 18700 (Mobilehome Parks Act) and 18860 through 18874 (Special Occupancy Parks Act). The actual text of these statutes is available on the official California Legislative information website found at: <http://www.leginfo.ca.gov>

**INFORMATIVE DIGEST/POLICY STATEMENT OVERVIEW**

**Summary of Existing Laws**

The Mobilehome Parks Act (MPA) contained in the Health and Safety Code (HSC) commencing with section 18200 and the Special Occupancy Parks Act (SOPA) commencing with HSC section 18860 were enacted for the benefit of mobilehome and special occupancy park operators, residents and users to assure their health, safety and general welfare, to provide them a decent living environment, and to protect the investments in their manufactured homes, mobilehomes, multi-unit manufactured housing, and recreational vehicles.

**Summary of Existing Regulations**

Uniform statewide standards were developed to assure owners, operators, residents, and users of mobilehome and special occupancy parks, protection from risks to their health and safety. Current regulations now require amendments to meet the needs of the regulated public.

**Summary of Effect of Proposed Regulatory Action**

The purpose of these changes is to update the existing regulations for mobilehome parks and special occupancy parks.

**NOTICE OF PROPOSED RULEMAKING  
TITLE 25. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
(MOBILEHOME PARKS AND SPECIAL OCCUPANCY PARKS)**

Those sections within Title 25, California Code of Regulations affected by this rulemaking (see “Sections Affected,” below), and the specific purpose for each adoption, amendment, or repeal contained in these proposed regulations, are set forth in the Initial Statement of Reasons for this regulatory action. Other non-regulatory editorial amendments also have been made throughout the amended chapters. These proposed actions will enhance the clarity and applicability of the current regulations.

**Summary of Effect of Proposed Amendments**

**1. General Park Amendments**

The proposed amendments include clarification of the location of a lot to a park roadway; the marking of roadways when parking is prohibited due to the roadway width; paving; allowing a local fire district to designate fire lanes; provisions for changing roadway widths or configuration; the method of determining the amount of lot coverage, and how structures on a lot are viewed for being included or excluded from that measurement; and clarification of the applicability of underground electrical requirements and the hierarchy for the application of those requirements.

**2. Gas Piping**

Underground gas piping regulations are proposed for amendment. Current regulations mandate that gas piping in parks be physically separated from other underground utilities. This separation requirement is inconsistent with underground gas piping regulations contained in the California Plumbing Code. Federal gas pipeline safety regulations (49 CFR, Part 192) require this separation for high pressure main gas transmission lines only. These regulations are not applicable to park-owned systems.

**3. Fire Hydrant Certifications**

Included in the proposed amendments are provisions to allow the park owner or operator to verify the results of annual fire hydrant operational tests in the intervening four years between the required five-year water flow certifications. The water flow test and the operational test performed during the fifth year would still be required to be certified by the local fire district, local water district, licensed C-16 contractor, or licensed fire protection engineer.

**4. Setbacks**

Setbacks from a unit, or accessory building or structure, to a lot line bordering a common area are proposed to be removed allowing the same zero setback as when a unit or accessory building or structure borders a park roadway. This allowance would be conditioned on minimum separation distances, similar to current side-to-side lot setbacks in parks, of six feet from any combustible structure and three feet from any other structure in the common area. The maximum lot coverage requirements would still apply.

**5. Stairways and Handrails**

Clarification for the width of stairways, the placement of intermediate rails when a handrail is required, and handrail specifications to meet the grasping requirements of nationally recognized building standards are added.

**NOTICE OF PROPOSED RULEMAKING  
TITLE 25. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
(MOBILEHOME PARKS AND SPECIAL OCCUPANCY PARKS)**

**SECTIONS AFFECTED:**

Following are the specific sections of Chapters 2 and 2.2 affected by this proposed action:

- Amend Chapter 2 Sections 1002, 1016, 1105, 1106, 1110, 1134, 1216, 1254, 1317, 1330, 1338, 1428, 1433, 1498, and 1504.
- Adopt Chapter 2 Section 1433.1.
- Amend Chapter 2.2 Sections 2002, 2016, 2105, 2106, 2110, 2118, 2134, 2216, 2254, 2317, 2330, 2428, 2498, and 2504.

**POLICY STATEMENT OVERVIEW:**

The Mobilehome and Special Occupancy Parks Programs within HCD are responsible for adopting and enforcing preemptive state regulations for the construction, use, maintenance, and occupancy of privately-owned mobilehome and special occupancy parks within California.

HCD is proposing to amend regulations relating to both the Mobilehome Parks Act and Special Occupancy Parks Act.

**SMALL BUSINESS IMPACT STATEMENT**

Small businesses are positively affected by these regulations. (See “Cost Impact on Representative Private Person or Business” paragraph, below.)

**DISCLOSURES REGARDING THE PROPOSED ACTION**

Mandate on local agencies and school districts: NONE.

Costs or savings to any state agency: NONE.

Costs or savings to local agencies or school districts which must be reimbursed in accordance with Part 7 (commencing with Section 17500) of Division 4 of the Government Code: NONE.

Other non-discretionary costs or savings imposed upon local agencies: NONE.

Costs or savings in federal funding to the state: NONE.

Significant effect on housing costs: NONE.

**BUSINESS IMPACTS**

HCD has made an initial determination that the proposed amendments will not have a significant statewide adverse economic impact directly affecting California businesses, including the ability of California businesses to compete with businesses in other states.

**COST IMPACT ON REPRESENTATIVE PRIVATE PERSON OR BUSINESS**

There are substantial cost savings to park owners, and consequently residents, from the proposed amendment to allow parks to perform their own annual fire hydrant operational tests. These tests are performed annually between professionally administered five-year water flow tests that then

**NOTICE OF PROPOSED RULEMAKING  
TITLE 25. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
(MOBILEHOME PARKS AND SPECIAL OCCUPANCY PARKS)**

include a professional operational test. These annual operational tests typically cost between \$250.00 and \$1,200.00 depending on the number of hydrants in a park. Additionally, parks often have difficulty locating a suitable certified testing agency within their area and the time span between certified water flow tests would allow for long-range appointment planning.

HCD is not aware of any other cost impacts that a representative private person or business would necessarily incur in reasonable compliance with the remaining proposed actions. The additional proposed amendments serve only to clarify existing requirements.

**ASSESSMENT OF JOB/BUSINESS CREATION OR ELIMINATION**

HCD has determined that this regulatory proposal will not have a significant impact on the creation or elimination of jobs in the State of California, and will not result in the elimination of existing businesses nor create or expand businesses in the State of California.

**CONSIDERATION OF ALTERNATIVES**

HCD must determine that no reasonable alternative considered by it, or that has otherwise been identified and brought to the attention of HCD, would be more effective in carrying out the purpose for which the action is proposed or would be as effective as and less burdensome to affected private persons than the proposed action. HCD invites interested persons to present statements or arguments with respect to alternatives to the proposed regulations during the written comment period.

**AVAILABILITY OF DOCUMENTS AND CONTACT PERSON**

HCD has prepared an Initial Statement of Reasons for the proposed regulatory action and has available all the information upon which the proposal is based. Copies of the exact language of the proposed regulations, the Initial Statement of Reasons, the rulemaking file, the Final Statement of Reasons (when available) and other information, if any, may be obtained upon request from HCD at the following location or from the contact people listed below:

Department of Housing and Community Development  
Division of Codes and Standards  
1800 Third Street, Room 260  
Sacramento, CA 95814  
Fax (916) 327-4712

In addition, the Notice, the exact language of the proposed regulations, and the Initial Statement of Reasons may be found on the Department's website at the following address:

<http://www.hcd.ca.gov/codes/mp>

Questions regarding the regulatory process or clarifications of the substance of this regulatory proposal may be directed to:

Bradley Harward, Mobilehome & Special Occupancy Parks Program Manager  
Telephone Number: (916) 324-4907/ Fax (916) 327-4712  
E-mail: [bharward@hcd.ca.gov](mailto:bharward@hcd.ca.gov)

**NOTICE OF PROPOSED RULEMAKING  
TITLE 25. DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
(MOBILEHOME PARKS AND SPECIAL OCCUPANCY PARKS)**

Written comments may be submitted by any of the following methods:

By mail to:               Department of Housing and Community Development  
                                Division of Codes and Standards  
                                P. O. Box 1407  
                                Sacramento, CA 95812-1407  
                                ATTN: Mobilehome and Special Occupancy Parks Programs

By e-mail to:            [parksregs@hcd.ca.gov](mailto:parksregs@hcd.ca.gov)

By facsimile to:       (916) 327-4712  
  
                                ATTN: Bradley Harward

**INITIAL STATEMENT OF REASONS**  
**The Mobilehome Parks Act and Special Occupancy Parks Act Regulations**  
**California Code of Regulations**  
**Title 25, Division 1. Housing and Community Development**  
**Chapter 2. Mobilehome Parks and Installations**  
**Chapter 2.2. Special Occupancy Parks**

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**Program Overview.**

The Mobilehome Parks Act (MPA) and Special Occupancy Parks Act (SOPA) were enacted for the benefit of mobilehome and special occupancy park operators and residents to assure their health, safety and general welfare, to provide them a decent living environment, and to protect their investments in their manufactured homes, mobilehomes, multi-unit manufactured housing and recreational vehicles.

The Mobilehome Parks and Special Occupancy Parks Programs within the Department of Housing and Community Development's Codes and Standards Division (Department) develop, administer and enforce uniform statewide standards which assure owners, residents, and users of mobilehome and special occupancy parks protection from risks to their health and safety. The Department maintains responsibility for adopting and enforcing preemptive state regulations for the construction, use, maintenance, and occupancy of privately owned or operated mobilehome parks (MP) and special occupancy parks (SOP) within California.

**Specific Purpose of These Regulations.**

Those sections within Title 25, California Code of Regulations affected by this rulemaking, and the specific purpose for each adoption or amendment contained in these proposed regulations, are set forth below.

In addition to nonsubstantive, technical and editorial changes, these proposed regulatory amendments address issues and concerns which were raised by the general public, industry groups, local jurisdictions, and Department field staff. These issues include: additional definitions; clarification of the location of a lot in relation to a park roadway; the marking of roadways when parking is prohibited; paving; local fire district designation of fire lanes; provisions for changing roadway widths or configurations; methods for determining lot coverage; and clarification of the applicability of overhead and underground electrical requirements.

Additionally, amendments are proposed to maintain consistency of underground gas piping requirements with the current California Plumbing Code. Provisions also are proposed allowing a park to verify the results of fire hydrant operational tests during the intervening years between the required professional five-year water flow certifications test. Further, setback requirements to a lot line bordering a common area are proposed to be amended so that they are the same as current setback requirements from a park roadway. Clarification for the width of stairways and stairway handrail specifications also is provided.

**Sections Affected:**

- Amend Chapter 2, Sections 1002, 1016, 1105, 1106, 1110, 1134, 1216, 1254, 1317, 1330, 1338, 1428, 1433, 1498 and 1504.
- Adopt Chapter 2, Section 1433.1.
- Amend Chapter 2.2, Sections 2002, 2016, 2105, 2106, 2110, 2118, 2134, 2216, 2254, 2317, 2330, 2428, 2498 and 2504.

**Necessity for the Proposed Regulations.**

**Chapter 2. (MP) Initial Statement of Reasons**

**Amend Section 1002.**

**Subsection (a)(3)** The definition of “Architect” is amended to clarify that as an architect designing or approving plans, the architect must have the skill, knowledge, and expertise in that subject area. This is needed because an architect that is proficient in one field is not necessarily qualified to design or approve plans in another, unrelated field.

**Subsection (e)(10)** The definition of “Engineer” is amended to clarify that as an engineer designing or approving plans, the engineer must have the skill, knowledge, and expertise in that subject area. This is needed because an engineer that is proficient in one field is not necessarily qualified to design or approve plans in another, unrelated field.

**Subsection (s)(8)** is amended to clarify that a stairway may be defined as a single step. This is necessary because not every stairway consists of multiple steps and the required heights and widths for stairways apply equally to a single step.

**No other subsections of Section 1002 have been amended.**

**Amend Section 1016.**

This section has been revised to include sequentially lettered subsections.

**Subsection (c)** has been amended by adding the text “for an alternate approval” to clarify that this subsection specifically applies to alternate approval requests.

**Subsection (d)** has been added to clarify that an alternate approval that directly affects a park may only be obtained by the park owner or operator. This is necessary because the park is under the ownership and control of the park owner and only the owner or his/her designated operator can authorize these requests.

**Amend Section 1105.**

This section is being amended to be consistent with recent legislation (Ch. 458, Stats. of 2005) requiring approval of at least 67 percent of the members in a common interest development for a member to be granted the use of land in a “common area.” Since there are mobilehome parks that are common interest developments, the changing of a lot line that would encroach into a common area not only requires a permit, but, pursuant to Civil Code section 1363.07, it must also be approved by a majority of the members holding a common interest in the park.

**Subsection (b)(1)** is amended by adding subsection (G) and the text “if the park is a common interest development, as defined in Civil Code section 1351, and lot line change involves encroaching into a common area, compliance with the approval provisions of Civil



Code section 1363.07” to clarify the additional approvals necessary for lot line changes into common areas in common interest developments.

**Amend Section 1106.**

The opening paragraph of this section is amended by clarifying that this section applies to “park” roadways, and by deleting the imprecise term “access” and replacing it with “entrance to, and exit from.”

**Subsections (a)(1) and (b)(1)** are amended to clarify that this section applies to the “lot” not the “unit”, to again remove the imprecise and undefined term “access,” and to clarify that the lot must “abut” a roadway. Merely having access to a lot, which could include even a narrow path, does not provide emergency personnel adequate access to the unit on the lot.

**Subsection (c)** is amended to clarify that when a roadway is of sufficient width to allow parking on only one side of a roadway and the other side is posted as “no parking” to provide access by emergency vehicles, the signage or markings prohibiting parking on that side of the roadway must be “clearly visible along any portion of the roadway”.

**Subsection (d)** is unchanged.

**Subsection (e)** is amended to remove the imprecise and undefined term “access” and clarify that the lot must “abut” a roadway, and to be consistent with subsections (a) and (b) of this section. Merely having access to a lot, which could include even a narrow path, does not provide emergency personnel adequate access to the unit on the lot.

**Subsection (f)** is added to clarify a long-standing Department interpretation of statute in Title 25: Section 1116 (and its predecessor section, 1610) is intended to ensure that roadway and driveway surfaces do not permit the accumulation of excess water, and section 1120 (and its predecessor sections, 1690 and 1696) is intended to ensure that roadway and driveway surfaces do not allow accumulation of excessive dust. Consequently, the roadway’s surface need not be paved unless it is necessary to meet these requirements.

**Subsection (g)** is added to allow a park owner/operator to request a local fire district to designate the sides or portions of park roadways as fire lanes provided the fire lanes do not conflict with the roadway width requirements contained in the regulations. This allows proper access for emergency personnel and allows a park operator, in accordance with Vehicle Code section 22658(l)(1), to have a vehicle that is illegally parked in a designated fire lane to be towed without the park owner or operator being present.

**Subsection (h)** is added to clarify that if a park roadway is to be changed, the local fire district must be notified and its acknowledgement of the change is required to be submitted to the enforcement agency. This is necessary because the local fire district previously approved the configuration of the park and the access throughout the park. Any changes to the roadways must be known to the fire district so the ability of emergency personnel to navigate the park’s roadways will be maintained.

**Amend Section 1110.**

**Subsection (b)** is amended to clarify the method of determining maximum lot coverage. Since existing regulations do not include structures in the lot coverage that are already covered by another structure (e.g., a porch under an awning or storage cabinet under a carport), the language “The occupied area shall be determined as if viewed from overhead looking directly down on the lot” is added for clarity.

### **Amend Section 1134.**

**Subsection (b)**, which refers to the requirements of the current California Public Utilities Commission, Rules for Overhead Electric Line Construction, General Order No. 95, is amended by adding the word “also” to clarify that compliance with subsection (a), which refers to the California Electrical Code, also is applicable. This is necessary because not all conditions that arise in overhead electrical utilities are found in General Order 95. Additional language is added to ensure that if conflicts arise between provisions of the California Electrical Code and General Order 95, the provisions of General Order 95 will prevail. This is necessary because the two code provisions may have overlapping provisions and the park’s overhead electrical system is a subsystem of the serving utility, which is governed by General Order 95. There are also editorial amendments.

**Subsection (c)**, which refers to the requirements of the current California Public Utilities Commission, Rules for Construction of Underground Electric Supply and Communication Systems, General Order No. 128, is amended by adding the word “also” to clarify that compliance with subsection (a), which refers to the California Electrical Code, also is applicable. This is necessary because not all conditions that arise in underground electrical utilities are found in General Order 128. Additional language is added to ensure that if conflicts arise between provisions of the California Electrical Code and General Order 128, the provisions of General Order 128 will prevail. This is necessary because the two code provisions may have overlapping provisions and the park’s underground electrical system is a subsystem of the serving utility, which is governed by General Order 128. There are also editorial amendments.

**Subsection (f)** is amended to specify that the provisions of this chapter prevail over both the California Electrical Code and General Orders 95 and 128. This is necessary because of the long legislative and regulatory history that has defined the unique construction requirements of mobilehome park electrical systems.

### **Amend Section 1216.**

**Subsection (a)** is amended to remove the requirement that gas piping be installed with at least 12 inches of clearance from any other underground utility. The original basis for this provision was high pressure gas transmission piping. High pressure piping systems are “transmission lines” as defined in Title 49 of the Code of Federal Regulations, Part 192 and transmission lines are owned, operated, and maintained by a serving utility that falls under the authority of the California Public Utilities Commission. Title 49 CFR, 192.3 defines a “Transmission Line” as “*a pipeline, other than a gathering line, that: (1) transports gas from a gathering line or storage facility to a distribution center, storage facility, or large volume customer that is not down-stream from a distribution center; (2) operates at a hoop stress of 20 percent or more of SMYS; or (3) transports gas within a storage field.*”

This does not relate to the lower pressure gas piping within parks. The lower pressure piping installed, owned, and operated by parks is installed in accordance with the California Plumbing Code. That Code does not require this type of separation. To maintain consistency with other statewide regulations for lower pressure gas piping, the requirement to have 12 inches of separation from other utilities is deleted.

### **Amend Section 1254.**

**Subsection (d)** is amended adding the term “within a building.” This is necessary because the type of drain piping approved for use in a building is designed and tested to minimize leakage and provide a known level of strength. The California Plumbing Code (CPC) requires sewers, drainage piping, or portions of drainage piping installed under or within two feet of any building or structure to be constructed of materials approved for use inside a building (CPC 313.4). Additionally, CPC Appendix E7 requires all mobilehome drain inlets and extensions to grade to be constructed of material approved for use inside a building. This amendment is consistent with the provisions contained in the California Plumbing Code.

### **Amend Section 1317.**

This section is being amended to allow a park to perform and verify the annual operational test of private fire hydrants within a park. This test is a simple procedure that may be accomplished by a trained maintenance person and does not require any particular expertise in hydrant operation. Consistent and concurrent with this amendment is an amendment to the required form (form HCD MP 532, The Private Fire Hydrant Test and Certification Report), that will require the park owner/operator to verify by signature, under penalty of perjury, that the operational requirements of this chapter have been met. Certification of the operational test will only be permitted for the four intervening years between each five-year water flow test, which must be performed by either the local fire district, the local water district that serves the park, a licensed C-16 contractor, or a licensed fire protection engineer. During the five-year test, an operational test is also required and that test must be certified by the person or entity performing the water flow test. Since the operational test is relatively simple, and because every five years the operational test will be certified by licensed personnel, this change will result in a substantial savings to parks without causing undue risk to the occupants of the park.

**Subsection (b)** is existing subsection (c) that has been reordered to put the most frequent test requirement first. The amendments to this subsection are: the removal of the text “Beginning with the renewal of the park permit to operate for the year 2003” because this date has passed; the removal of the word “certified” because the purpose of this amendment is to allow a park to perform the verification of the annual test; and the addition of language clarifying that park verification may only be performed for the operational test and not the five-year water flow test nor the operational test performed during the five-year test.

**Subsection (c)** is the existing subsection (d) that has been reordered for clarity. It has been amended to clarify that an annual operational test is to be certified along with the five-year water flow test.

**Subsection (c)(5) and (c)(6)** are existing subsection (b), which have been reordered.

**Subsection (c)(5)(C)** is amended editorially.

No other subsections of section 1317 have been amended.

### **Amend Section 1330.**

**Subsection (c)** is amended to allow the installation of a unit up to the lot line bordering a common area. Existing regulations allow for a unit to be installed up to a park roadway and three feet from a common area, provided the unit is at least six feet from any combustible structure within the common area. This change would have no safety impact on either the park or its occupants since the only distance issue relates to the fire separation standards. That standard is unchanged. The proposed change allows more flexibility in the lot use when there are no fire hazards. Language is added to clarify that the provisions of section 1110 of

this chapter regarding maximum lot coverage still would apply. The amendment also adds the text “However, a unit may be installed up to a park roadway or common area provided there is no combustible building or structure in the common area within six (6) feet, and no building or structure of any kind within three (3) feet, of any portion of the unit” and “or common area”. This language is consistent with the current provisions for setbacks and separations from combustible and noncombustible buildings and structures on adjacent lots.

**Amend Section 1338.**

**Subsection (a)** is amended by adding the text, “Except as provided in section 1338.1,” for clarity. This is necessary because the section that follows (section 1338.1) allows for an alternative to the requirements of this section. The amendment also maintains consistency with the language contained in section 1433 of article 9 that relates to the same provisions.

**Amend Section 1428.**

**Subsection (d)** is amended for consistency with the other references in the chapter to the size of a landing. The text “less than” twelve (12) square feet is replaced with “not to exceed” twelve (12) square feet. This is consistent with both the definition of a landing in section 1002 and the list of items that do not require a permit in section 1018.

**Subsection (g)** is amended to allow the installation of combustible accessory buildings or structures up to the lot line bordering a common area. Existing regulations allow for an accessory building or structure to be installed up to a park roadway and three feet from a common area, provided it is at least six feet from any combustible structure within the common area. This change would have no safety impact on either the park or its occupants since the only distance issue relates to the fire separation standards. That standard is unchanged. The proposed change allows more flexibility in the lot use when there are no fire hazards. Language is added to clarify that the provisions of section 1110 of this chapter regarding maximum lot coverage still would apply. The amendment also adds the text “or common area provided there is no combustible building or structure in the common area within six (6) feet and no building or structure of any kind within three (3) feet of any portion of the accessory building or structure, or building component,” and the addition of the text “The maximum seventy-five percent (75%) lot coverage allowed by section 1110 of this chapter shall be maintained” is intended to clarify that the lot coverage standard contained in section 1110 is not affected. The deletion of the text “provided there is compliance with section 1110 of this chapter” was thus necessary due to the more clear-cut reference to section 1110. This language is consistent with the current provisions for setbacks and separations from combustible and noncombustible buildings and structures on adjacent lots.

**Amend Section 1433.**

**Subsection (a)** is amended by adding the text “section 1433.1”, for clarity. This is necessary because the following section (1433.1) allows for an alternative to the requirements of this section. The amendment also maintains consistency with the language in section 1338 of article 7 that relates to the same provisions.

**Adopt Section 1433.1.**

This duplicates existing section 1338.1 that is being amended, but replaces the term “MH-units” with “accessory building or structures”. Cabanas are excluded from the scope of this section pursuant to Health and Safety Code section 18552. This section is being adopted to provide consistency with the same snow roof load requirements for the installation of an MH-

unit in parks above 5,000 feet in elevation. An MH-unit may be safely installed in a park above 5,000 feet in elevation with a snow roof load maintenance program, provided the MH-unit has a minimum 60 lb roof live load. It is inconsistent to require an accessory building or structure, such as an awning or carport, to have a greater roof live load. Because current legislation specifically precludes a cabana from utilizing a snow roof load maintenance program, this section also specifically precludes them and would therefore only apply to accessory buildings or structures other than a cabana.

#### **Amend Section 1498.**

**Subsection (a)** is amended to distinguish the California Building Code requirements regarding the minimum width of a stairway from other specific stairway width provisions in this section. The language “Except as otherwise provided in this article, stairways and ramps shall be a minimum of thirty-six (36) inches in width” is added to clarify that the provision in the California Building Code requiring a minimum stairway width of 36 inches applies unless specifically exempted by other regulations in this chapter.

**Subsection (b)(2)** is amended by adding the text, “comply with subsection (a) of this section and shall” to clarify that landings or porches serving stairs perpendicular to outswinging doors must comply with the minimum width, location, and structural requirements contained in subsection (a), which refers to the provisions of the California Building Code.

**Subsection (c)** is amended to clarify that the “exit stairway”, not the “exitway”, must be a minimum width of 28 inches. This section relates to the stairway widths because doorway widths on manufactured homes are designated by the federal manufactured housing standards. Additionally, the language “whichever is greater” is added to clarify that the stairway must be the greater of either the minimum width of 28 inches or the width of the door. This is necessary so that the exit pathway (stairway) is at least the width of the doorway and would not impede an occupant’s exit in an emergency.

**Subsection (d)** is amended by adding the text, “comply both with subsection (a) of this section” to clarify that a stairway serving an in-swinging or sliding-glass door must comply with the minimum width, location, and structural requirements contained in subsection (a). It is also amended to clarify that when a door swings inward or is a sliding glass door, the top step of a stairway may be utilized in lieu of a landing or porch when the stairway runs straight up to the door opening. An exiting occupant can easily observe the location and height of the top step when the door swings inward because they must step back from the opening to open the door. It is thus not necessary to have a landing or porch for in-swinging doors. The text “A landing or porch is not required when the stairway has a straight run up to the door opening” is added to clarify this provision. This subsection is also being amended editorially to promote clarity and internal consistency.

#### **Amend Section 1504.**

This section has been revised to provide sequentially lettered subsections.

**Subsection (a)** is amended to clarify that the stipulated 30-inch measurement is a height measurement, and to specify that when a stairway is of sufficient height to require handrails, the intermediate rails in the handrail must run the entire length of the handrail. The text, “for the entire length of the handrail” is added to make this clarification. This is consistent with the nationally recognized standards contained in the International Building Code and the American National Standards Institute (ANSI) A117.1 reference on stairway handrail construction.

**Subsection (b)** is added to clarify the requirements for handrails for consistency with the nationally recognized standards contained in the International Building Code and the American National Standards Institute (ANSI) A117.1 reference on stairway handrail construction and the equivalent grasping requirements of the California Building Code.

## Chapter 2.2. (SOP) Initial Statement of Reasons

### **Amend Section 2002.**

**Subsection (a)(3)** The definition of “Architect” is amended to clarify that as an architect designing or approving plans, the architect must have the skill, knowledge, and expertise in that subject area. This is needed because an architect that is proficient in one field is not necessarily qualified to design or approve plans in another, unrelated field.

**Subsection (e)(8)** The definition of “Engineer” is amended to clarify that as an engineer designing or approving plans, the engineer must have the skill, knowledge, and expertise in that subject area. This is needed because an engineer that is proficient in one field is not necessarily qualified to design or approve plans in another, unrelated field.

**Subsection (s)(8)** is amended to clarify that a stairway may be defined as a single step. This is necessary because not every stairway consists of multiple steps and the required heights and widths for stairways apply equally to a single step.

**No other subsections of Section 2002 have been amended.**

### **Amend Section 2016.**

This section has been revised to include sequentially lettered subsections.

**Subsection (c)** has been amended by adding the text “for an alternate approval” to clarify that this subsection specifically applies to alternate approval requests.

**Subsection (d)** has been added to clarify that an alternate approval that directly affects a park may only be obtained by the park owner or operator. This is necessary because the park is under the ownership and control of the park owner and only the owner or his/her designated operator can authorize these requests.

### **Amend Section 2105.**

This section is being amended to be consistent with recent legislation (Ch. 458, Stats. of 2005) requiring approval of at least 67 percent of the members in a common interest development for a member to be granted the use of land in a “common area.” Since there are parks that are common interest developments, the changing of a lot line that would encroach into a common area not only requires a permit, but, pursuant to Civil Code section 1363.07, it must also be approved by a majority of the members holding a common interest in the park.

**Subsection (b)(1)** is amended by adding subsection (G) and the text “if the park is a common interest development, as defined in Civil Code section 1351, and lot line change involves encroaching into a common area, compliance with the approval provisions of Civil Code section 1363.07” to clarify the additional approvals necessary for lot line changes into common areas in common interest developments.

### **Amend Section 2106.**

The opening paragraph of this section is amended by clarifying that this section applies to “park” roadways, and by deleting the imprecise term “access” and replacing it with “entrance to, and exit from.”

**Subsections (a)(1) and (b)(1)** are amended to clarify that this section applies to the “lot” not the “unit”, to again remove the imprecise and undefined term “access,” and to clarify that the lot must “abut” a roadway. Merely having access to a lot, which could include even a narrow path, does not provide emergency personnel adequate access to the unit on the lot.

**Subsection (c)** is amended to clarify that when a roadway is of sufficient width to allow parking on only one side of a roadway and the other side is posted as “no parking” to provide access by emergency vehicles, the signage or markings prohibiting parking on that side of the roadway must be “clearly visible along any portion of the roadway”.

**Subsection (d)** is unchanged.

**Subsection (e)** is amended to remove the imprecise and undefined term “access” and clarify that the lot must “abut” a roadway, and to be consistent with subsections (a) and (b) of this section. Merely having access to a lot, which could include even a narrow path, does not provide emergency personnel adequate access to the unit on the lot.

**Subsections (f) and (g)** are unchanged.

**Subsection (h)** is added to clarify a long-standing Department interpretation of statute in Title 25: Section 2116 (and its predecessor section, 1610) is intended to ensure that roadway and driveway surfaces do not permit the accumulation of excess water, and section 2120 (and its predecessor sections, 1690 and 1696) is intended to ensure that roadway and driveway surfaces do not allow accumulation of excessive dust. Consequently, the roadway’s surface need not be paved unless it is necessary to meet these requirements.

**Subsection (i)** is added to allow a park owner/operator to request a local fire district to designate the sides or portions of park roadways as fire lanes provided the fire lanes do not conflict with the roadway width requirements contained in the regulations. This allows proper access for emergency personnel and allows a park operator, in accordance with Vehicle Code section 22658(l)(1), to have a vehicle that is illegally parked in a designated fire lane to be towed without the park owner or operator being present.

**Subsection (j)** is added to clarify that if a park roadway is to be changed, the local fire district must be notified and its acknowledgement of the change is required to be submitted to the enforcement agency. This is necessary because the local fire district previously approved the configuration of the park and the access throughout the park. Any changes to the roadways must be known to the fire district so the ability of emergency personnel to navigate the park’s roadways will be maintained.

#### **Amend Section 2110.**

**Subsection (b)** is amended to clarify the method of determining maximum lot coverage. Since existing regulations do not include structures in the lot coverage that are already covered by another structure (e.g., a porch under an awning or storage cabinet under a carport), the language “The occupied area shall be determined as if viewed from overhead looking directly down on the lot” is added for clarity.

#### **Amend Section 2118.**

**Subsection (f)** is added to clarify that when a recreational vehicle (unit) and a tent or two tents are permitted to be on the same lot, the minimum separation requirements as specified in subsection 2330(a) between those units or tents do not apply. This is necessary because the allowance to have two units or tents on a lot was designed to accommodate a family or close group of friends that share a camping outing. Subsection 2330(a) is designed to protect people and property on adjacent lots. Because the setback requirements for units or structures on adjacent lots still apply, any emergency situation would be contained within that single lot.



### **Amend Section 2134.**

**Subsection (b)**, which refers to the requirements of the current California Public Utilities Commission, Rules for Overhead Electric Line Construction, General Order No. 95, is amended by adding the word “also” to clarify that compliance with subsection (a), which refers to the California Electrical Code, also is applicable. This is necessary because not all conditions that arise in overhead electrical utilities are found in General Order 95. Additional language is added to ensure that if conflicts arise between provisions of the California Electrical Code and General Order 95, the provisions of General Order 95 will prevail. This is necessary because the two code provisions may have overlapping provisions and the park’s overhead electrical system is a subsystem of the serving utility, which is governed by General Order 95. There are also editorial amendments.

**Subsection (c)**, which refers to the requirements of the current California Public Utilities Commission, Rules for Construction of Underground Electric Supply and Communication Systems, General Order No. 128, is amended by adding the word “also” to clarify that compliance with subsection (a), which refers to the California Electrical Code, also is applicable. This is necessary because not all conditions that arise in underground electrical utilities are found in General Order 128. Additional language is added to ensure that if conflicts arise between provisions of the California Electrical Code and General Order 128, the provisions of General Order 128 would prevail. This is necessary because the two code provisions may have overlapping provisions and the park’s underground electrical system is a subsystem of the serving utility, which is governed by General Order 128. There are also editorial amendments.

**Subsection (f)** is amended to specify that the provisions of this chapter prevail over both the California Electrical Code and General Orders 95 and 128. This is necessary because of the long legislative and regulatory history that has defined the unique construction requirements of special occupancy park electrical systems.

### **Amend Section 2216.**

**Subsection (a)** is amended to remove the requirement that gas piping be installed with at least 12 inches of clearance from any other underground utility. The original basis for this provision was high pressure gas transmission piping. High pressure piping systems are “transmission lines” as defined in Title 49 of the Code of Federal Regulations, Part 192 and transmission lines are owned, operated, and maintained by a serving utility that falls under the authority of the California Public Utilities Commission. Title 49 CFR, 192.3 defines a “Transmission Line” as “a pipeline, other than a gathering line, that: (1) transports gas from a gathering line or storage facility to a distribution center, storage facility, or large volume customer that is not down-stream from a distribution center; (2) operates at a hoop stress of 20 percent or more of SMYS; or (3) transports gas within a storage field.”

This does not relate to the lower pressure gas piping within parks. The lower pressure piping installed, owned, and operated by parks is installed in accordance with the California Plumbing Code. That Code does not require this type of separation. To maintain consistency with other statewide regulations for lower pressure gas piping, the requirement to have 12 inches of separation from other utilities is deleted.

### **Amend Section 2254.**

**Subsection (e)** is amended adding the term “within a building.” This is necessary because the type of drain piping approved for use in a building is designed and tested to minimize leakage and provide a known level of strength. The California Plumbing Code (CPC)

requires sewers, drainage piping, or portions of drainage piping installed under or within two feet of any building or structure to be constructed of materials approved for use inside a building (CPC 313.4). Additionally, CPC Appendix E 72 requires all recreational vehicle drain inlets materials “to be listed and approved and installed per this Code.” This amendment is consistent with the provisions contained in the California Plumbing Code.

**Amend Section 2317.**

This section is being amended to allow a park to perform and verify the annual operational test of private fire hydrants within a park. This test is a simple procedure that may be accomplished by a trained maintenance person and does not require any particular expertise in hydrant operation. Consistent and concurrent with this amendment is an amendment to the required form (form HCD MP 532, The Private Fire Hydrant Test and Certification Report), that will require the park owner/operator to verify by signature, under penalty of perjury, that the operational requirements of this chapter have been met. Certification of the operational test will only be permitted for the four intervening years between each five-year water flow test, which must be performed by either the local fire district, the local water district that serves the park, a licensed C-16 contractor, or a licensed fire protection engineer. During the five-year test, an operational test is also required and that test must be certified by the person or entity performing the water flow test. Since the operational test is relatively simple, and because every five years the operational test will be certified by licensed personnel, this change will result in a substantial savings to parks without causing undue risk to the occupants of the park.

**Subsection (b)** is existing subsection (c) that has been reordered to put the most frequent test requirement first. The amendments to this subsection are: the removal of the text “Beginning with the renewal of the park permit to operate for the year 2003” because this date has passed; the removal of the word “certified” because the purpose of this amendment is to allow a park to perform the verification of the annual test; and the addition of language clarifying that park verification may only be performed for the operational test and not the five-year water flow test nor the operational test performed during the five-year test.

**Subsection (c)** is the existing subsection (d) that has been reordered for clarity. It has been amended to clarify that an annual operational test is to be certified along with the five-year water flow test.

**Subsection (c)(5) and (c)(6)** are existing subsection (b), which have been reordered.

**Subsection (c)(5)(C)** is amended editorially.

No other subsections of section 2317 have been amended.

**Amend Section 2330.**

**Subsection (c)** is amended to allow the installation of a unit up to the lot line bordering a common area. Existing regulations allow for a unit to be installed up to a park roadway and three feet from a common area, provided the unit is at least six feet from any combustible structure within the common area. This change would have no safety impact on either the park or its occupants since the only distance issue relates to the fire separation standards. That standard is unchanged. The proposed change allows more flexibility in the lot use when there are no fire hazards. Language is added to clarify that the provisions of section 2110 of this chapter regarding maximum lot coverage still would apply. The amendment also adds the text “However, a unit may be installed up to a park roadway or common area provided there is no combustible building or structure in the common area within six (6) feet, and no building or structure of any kind within three (3) feet, of any portion of the unit” and “or common area”. This language is consistent with the current provisions for setbacks and separations from combustible and noncombustible buildings and structures on adjacent lots.

**Amend Section 2428.**

**Subsection (c)** is amended for consistency with the other references in the chapter to the size of a landing. The text “less than” twelve (12) square feet is replaced with “not to exceed” twelve (12) square feet. This is consistent with both the definition of a landing in section 2002 and the list of items that do not require a permit in section 2018.

**Subsection (f)** is amended to allow the installation of combustible accessory buildings or structures up to the lot line bordering a common area. Existing regulations allow for an accessory building or structure to be installed up to a park roadway and three feet from a common area, provided it is at least six feet from any combustible structure within the common area. This change would have no safety impact on either the park or its occupants since the only distance issue relates to the fire separation standards. That standard is unchanged. The proposed change allows more flexibility in the lot use when there are no fire hazards. Language is added to clarify that the provisions of section 2110 of this chapter regarding maximum lot coverage still would apply. The amendment also adds the text “or common area provided there is no combustible building or structure in the common area within six (6) feet and no building or structure of any kind within three (3) feet of any portion of the accessory building or structure, or building component,” and the addition of the text “The maximum seventy-five percent (75%) lot coverage allowed by section 2110 of this chapter shall be maintained” is intended to clarify that the lot coverage standard contained in section 2110 is not affected. The deletion of the text “provided there is compliance with section 2110 of this chapter” was thus necessary due to the more clear-cut reference to section 2110. This language is consistent with the current provisions for setbacks and separations from combustible and noncombustible buildings and structures on adjacent lots.

**Amend Section 2498.**

**Subsection (a)** is amended to clarify the requirements of the California Building Code regarding the minimum width of a stairway to eliminate confusion between the building code requirements and other specific stairway width provisions in this section. The language “Except as otherwise provided in this article, stairways and ramps shall be a minimum of thirty-six (36) inches in width” is added to clarify those provisions.

**Subsection (b)(2)** is amended by adding the text, “comply with subsection (a) of this section” to clarify that landings or porches serving stairs perpendicular to outswinging doors must

comply with the minimum width, location, and structural requirements contained in subsection (a), which refers to the provisions of the California Building Code.

**Subsection (c)** is amended by adding the text, “comply both with subsection (a) of this section” to clarify that a stairway serving an in-swinging or sliding-glass door must comply with the minimum width, location, and structural requirements contained in subsection (a). It is also amended to clarify that when a door swings inward or is a sliding glass door, the top step of a stairway may be utilized in lieu of a landing or porch when the stairway runs straight up to the door opening. An exiting occupant can easily observe the location and height of the top step when the door swings inward because they must step back from the opening to open the door. It is thus not necessary to have a landing or porch for in-swinging doors. The text “A landing or porch is not required when the stairway has a straight run up to the door opening” is added to clarify this provision. This subsection is also being amended editorially to promote clarity and internal consistency.

#### **Amend Section 2504.**

This section has been revised to provide sequentially lettered subsections.

**Subsection (a)** is amended to clarify that the stipulated 30-inch measurement is a height measurement, and to specify that when a stairway is of sufficient height to require handrails, the intermediate rails in the handrail must run the entire length of the handrail. The text, “for the entire length of the handrail” is added to make this clarification. This is consistent with the nationally recognized standards contained in the International Building Code and the American National Standards Institute (ANSI) A117.1 reference on stairway handrail construction.

**Subsection (b)** is added to clarify the requirements for handrails for consistency with the nationally recognized standards contained in the International Building Code and the American National Standards Institute (ANSI) A117.1 reference on stairway handrail construction and the equivalent grasping requirements of the California Building Code.

### **Non-regulatory Changes:**

The following non-regulatory changes are being made to Form HCD MP 532 (revised 07/04), Private Fire Hydrant Test and Certification Report:

#### **Page 1:**

- Change the section identification numbering of Parts I through VI from Roman Numerals to Arabic Numerals for clarity and to maintain consistency with all other program forms.
- Delete the term “Certifier” in Part III. This is necessary to comply with the proposed amendments to allow “verification” of the operational test by the park owner/operator for the four intervening years between the “five-year water flow tests”. The five-year test must be “certified” by the local fire district, local water district, a licensed C-16 contractor, or a licensed fire protection engineer.
- In the second sentence of Part III, delete the word “certification” and add “these” requirements for the reason noted above. Delete “& Passed” in the third column in Part III. This is an editorial amendment because it is already passed if it is corrected.
- Add signature box in Part III to comply with the amendment allowing the park owner/operator verification that the park hydrant system is in compliance with the requirements.
- The form revision date has been updated to reflect the effective date of the regulations.

#### **Page 2:**

- Change the section identification numbering of Parts I through VI from Roman Numerals to Arabic Numerals for clarity and to maintain consistency with all other program forms.
- Replace the text in the last line in Part II “If Any Of These Exceptions Apply, You Do Not Need To Complete Parts III – VI” with “The Park Owner/Operator’s Signature Verifying An Exception is required in Part 3”. This is necessary because the park owner/operator needs to sign the form in Part 3 to verify that the information is true.
- Add a statement in Part III clarifying that the park owner/operator may only verify the annual hydrant operational test for the four years between the professional five-year water flow certification tests. During the five-year water flow test, performed by the required certifier, the operational test must be performed by that entity. This is to clarify that the operational test performed along with the five-year water flow test may not be verified by the park owner/operator.
- The form revision date has been updated to reflect the effective date of the regulations.

### **Technical, Theoretical, and Empirical Studies, Reports, or Documents:**

The amendments to Sections 1134 and 2134 rely on the California Public Utilities Commission’s Rules for Overhead Electric Line Construction contained in General Order No. 95 and Rules for Construction of Underground Electric Supply and Communication Systems contained in General Order No. 128, as well as provisions of the California Electrical Code. Amendments to sections 1504 and 2504 rely on the handrail grasping requirements contained in the American National Standards Institute (ANSI) A117.1 and the identical provisions contained in the International Building Code.

Copies of the relevant documents are included within this rulemaking file.

### **Mandated Specific Technology.**

No specific technologies are mandated by these proposed regulations.

**Reasonable Alternatives to the Regulations and the Agency's Reasons for Rejecting These Alternatives.**

No alternative which was considered would be either more effective than or equally as effective as and less burdensome to affected private persons than the proposed regulations.

**Reasonable Alternatives to the Proposed Regulatory Action that would Lessen Any Adverse Impact on Small Business.**

HCD has neither identified nor learned of any alternatives that would lessen any adverse impact on small businesses.

**Significant Adverse Economic Impact on Business and Evidence Supporting Finding of "No Significant Adverse Economic Impact" on any Business.**

HCD has made an initial determination that these proposed regulations will not have a significant adverse economic impact on any business. HCD is requesting comments from the regulated public who may have additional information regarding the economic impact of these proposed changes on business.

Express Terms  
California Code of Regulations  
Title 25, Division 1. Housing and Community Development  
Chapter 2. Mobilehome Parks and Installations

## Legend:

- \* Text in single underline includes new text.
- \* Text in ~~single strikeout~~ is deleted text.

## Amend Section 1002.

## § 1002. Definitions.

(a) ~~-A-~~

(3) Architect. A person licensed by the State of California, qualified to practice architecture in this state. For purposes of this chapter, an architect designing or approving plans shall have skill, knowledge, and expertise in that scope of practice.

(e) ~~-E-~~

(10) Engineer. A person registered with the State of California as a professional engineer qualified to practice engineering in this state. For purposes of this chapter, an engineer designing or approving plans shall have skill, knowledge, and expertise in that scope of practice.

(s) ~~-S-~~

(8) Stairway. ~~Any A step or any~~ configuration of steps or risers where the run (length) of an individual tread or step does not exceed thirty (30) inches, and which is designed to enable passage from one elevation to another.

NOTE: Authority cited: Sections 18300 and 18620, Health and Safety Code. Reference: Sections 18007, 18008, 18008.5, 18008.7, 18009.3, 18010, 18013.4, 18200, 18206, 18213, 18214.5, 18400.1, 18402, 18551, 18554, 18603, 18610, 18612, 18613, 18613.4, 18613.5, 18630, 18640, 18670, 18690, 18691, 18909 and 19960-19997, not consecutive, Health and Safety Code.

All other subsections of section 1002 remain unchanged.

## Amend Section 1016.

## § 1016. Approval of Alternates and Equivalents.

(a) When the department is the enforcement agency, a request for approval of an alternate or equivalent means of meeting the requirements of this chapter shall be submitted by the applicant to the department's Northern or Southern area office.

(b) When a city, county, or city and county has assumed enforcement responsibility for this chapter, the applicant shall submit the request for this approval to the local enforcement agency. The local enforcement agency shall forward the request to the department's Administrative Office of the Division of Codes and Standards, along with their written recommendation and rationale for approval or denial.

(c) The request for an alternate approval shall be submitted on forms, as defined in Section 1002 of this chapter, provided by the department. The form shall be accompanied by one (1) set of substantiating plans and/or information together with the alternate approval fee of two hundred three dollars (\$203), payable to the department.

(d) When a request for an alternate approval is for the park, or affects property owned or operated by the park, only the park owner or operator may apply for the alternate approval.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18305 and 18502.5, Health and Safety Code.

## Amend Section 1105.

### § 1105. Lot Line Changes.

(a) Compliance with this section shall be required for any lot line change within a park. Compliance with subsections (b), (c) and (e) of this section shall not be required for any lot line creation; however, notwithstanding any other provision of this chapter, a lot line creation shall comply with the requirements of section 1020.6.

(b) The park owner or operator shall submit to the enforcement agency an application for a permit to construct, on a form designated by that agency, for a lot line change, along with all of the following:

(1) three (3) copies of a detailed plot plan with an identified date of preparation and measurements, indicating both the existing and proposed locations of the lot lines, which shall ~~include~~ indicate all of the following:

(A) the locations of and distances between any units, accessory buildings or structures, or other built improvements on the affected lots (such as patios or parking areas), within ten (10) feet of the current and proposed lot lines;

(B) the distances from all existing and proposed lot lines of the lots on which those units, buildings or structures, or other improvements are located;

(C) the number of lots affected;

(D) the addresses or other identifying characteristics of those affected lots;

(E) proof of delivery of copies of the plot plan to all the registered owners of the units on the affected lots by registered or certified mail, sent by at least first class mail; ~~and~~

(F) the type(s) of marking(s) used to designate the existing and proposed lot line locations; and

(G) if the park is a common interest development, as defined in Civil Code section 1351, and lot line change involves encroaching into a common area, compliance with the approval provisions of Civil Code section 1363.07.

(2) the names and residence addresses of the registered owners of the units on the lots affected by the lot line change and the addresses or other identification of their units' lots if different than the residence address;

(3) a copy of the original written authorization, signed and dated by each of the registered owners of the units on the lots affected by the lot line change, that includes the following statement:

I, *[name of registered owner(s)]*, have received a copy of the plot plan dated *[date of plot plan]* proposing to change a lot line affecting the lot where my unit is located and I/we approve of the proposed change in the location of the lot line(s) as detailed on the plot plan.

(4) a written statement signed and dated by the park operator or the operator's agent that the lot line change is substantially consistent in all material factors with both of the following:

(A) all health and safety conditions imposed by the local government as a condition of the initial construction of that space or the park; and

(B) prior applicable local land use requirements for the park; and

(5) the applicable permit fee as specified in section 1020.7 of this chapter.

(c) When the department is the enforcement agency and the number of lots in the park is increased or decreased by the change in lot lines pursuant to this section, the applicant shall deliver a written notice to the local planning agency, by personal delivery or by registered or certified mail, of the proposed change in the number of lots prior to or concurrent with its submission of the application to the department and provide a statement attesting to that delivery and the proof of delivery by either a stamped receipt or the proof of service by registered or certified mail. The notice shall include one copy of all the information required by paragraphs (1) through (4) of subsection (b) and the office address of the department's area office performing the inspection.

(d) The enforcement agency shall perform an on-site inspection prior to approval of a lot line change or creation, in order to ensure consistency with this chapter and the application. Any existing lot line markings shall remain in place until after approval by the enforcement agency for the lot line change. At the time of inspection the applicant, or his or her designee, shall permanently mark the new lot line or lot lines pursuant to section 1104 of



this chapter and eradicate any preexisting lot line markings. No approval shall be given for lot line changes without identification to the satisfaction of the enforcement agency of the existing lot line locations.

(e) Following approval of the lot line change by the enforcement agency, the enforcing official shall sign and date the submitted plot plan signifying its approval. Copies of that approved plot plan shall then be given by the applicant to the registered owners of the units on all the affected lots.

(f) No lot line shall be created, moved, shifted, or altered if the lot line creation or change will place a unit or accessory building or structure in violation of any provision of this chapter or any other applicable provision of law.

NOTE: Authority cited: Sections 18300, 18610, and 18612, Health and Safety Code. Reference: Sections 18501, 18610, 18610.5, and 18612, Health and Safety Code, and Sections 1351 and 1363.07, Civil Code.

## Amend Section 1106.

### § 1106. Roadways.

All park roadways shall have a clear and unobstructed access to entrance to, and exit from, a public thoroughfare, except that a roadway may have security gates, if such security gates are not in violation of local government requirements.

(a) In parks, or portions thereof, constructed prior to September 15, 1961:

(1) Each ~~unit lot~~ shall ~~have access from the lot to~~ abut a roadway of not less than fifteen (15) feet in unobstructed width.

(2) No vehicle parking shall be allowed on roadways less than twenty-two (22) feet in width. If vehicle parking is permitted on one side of the roadway, the roadway shall be a minimum of twenty-two (22) feet in width. If vehicle parking is permitted on both sides of the roadway, the roadway shall be not less than thirty (30) feet in width.

(b) In parks constructed on or after September 15, 1961:

(1) Each ~~unit lot~~ shall ~~have access from the lot to~~ abut a two-way roadway of not less than twenty-five (25) feet, or a one-lane, one-way roadway not less than fifteen (15) feet in unobstructed width.

(2) No vehicle parking shall be allowed on one-way, one-lane roadways less than twenty-two (22) feet in width. If vehicle parking is permitted on one side of a one-lane roadway, the roadway shall be a minimum of twenty-two (22) feet in width. If vehicle parking is permitted on both sides of a one-lane roadway, the roadway shall be at least thirty (30) feet in width.

(3) No vehicle parking shall be allowed on two-lane, two-way roadways less than thirty-two (32) feet in width. If vehicle parking is permitted on one side of a two-way roadway, the roadway shall be a minimum of thirty-two (32) feet in width. If vehicle parking is permitted on both sides of a two-way roadway, the roadway shall be at least forty (40) feet in width.

(c) Roadways designed for vehicle parking on one side shall have signs or markings clearly visible along any portion of the roadway, prohibiting the parking of vehicles on the traffic flow side of the roadway; to provide a continuously open and unobstructed roadway.

(d) A two-way roadway divided into separate, adjacent, one-way traffic lanes by a curbed divider or similar obstacle, shall be not less than fifteen (15) feet in unobstructed width on each side of the divider.

(e) In parks constructed after September 23, 1974, which contain not more than three (3) lots, each ~~unit shall have access from the lot to~~ lot shall abut a roadway that is not less than twenty (20) feet in unobstructed width.

(f) Paving is not required for roadways or driveways unless it is necessary for compliance with section 1116 or 1120 of this chapter.

(g) At the request of the park owner/operator, the local fire district may designate the sides or portions of roadways in a park as fire lanes provided those designations do not conflict with the roadway widths of this section.

(h) If a park owner or operator proposes reducing the width, or changing the layout or configuration, of the park roadways from the way they were previously approved or constructed, local fire district acknowledgment of the change shall be submitted to the enforcement agency.

NOTE: Authority cited: Sections 18300, 18610, ~~and 18612~~, and 18691, Health and Safety Code. Reference: Sections 18610, ~~and 18612~~, and 18691, Health and Safety Code.

#### Amend Section 1110.

##### § 1110. Occupied Area.

(a) The occupied area of a lot, consisting of the unit, and all accessory buildings and structures including, but not limited to awnings, stairways, ramps and storage cabinets, shall not exceed seventy-five (75) percent of the lot area.

(b) For purposes of this chapter, patios and paved or ~~concreted~~ concrete areas on grade, and the area of accessory buildings or structures located under another accessory structure, such as a storage cabinet or porch under an awning or carport, are not included in the measurement of the occupied area. The occupied area shall be determined as if viewed from overhead looking directly down on the lot.

NOTE: Authority cited: Sections 18300 and 18691, Health and Safety Code. Reference: Sections 18610 and 18691, Health and Safety Code.

#### Amend Section 1134.

##### § 1134. Electrical Requirements.

(a) Except as otherwise permitted or required by this article, all electrical equipment and installations outside of permanent buildings in parks shall comply with the requirements for installations of 600 volts or less found in the California Electrical Code.

(b) All park-owned overhead electrical equipment of park electrical systems shall also comply with the applicable requirements of the current California Public Utilities Commission Rules for Overhead Electrical Line Construction, General Order No. 95. If there is any conflict between the provisions contained in the California Electrical Code and General Order 95, the provisions of General Order 95 shall prevail.

(c) All park-owned underground electric equipment of park electrical systems shall also comply with the applicable requirements of the current California Public Utilities Commission, Rules for Construction of Underground Electrical Supply and Communications Systems, General Order No. 128. If there is any conflict between the provisions contained in the California Electrical Code and General Order 128, the provisions of General Order 128 shall prevail.

(d) All additions or alterations to existing or new parks shall have plans submitted in compliance with section 1034 of this chapter.

(e) Except as otherwise permitted or required, all high voltage (exceeding 600 volts) electrical installations outside of permanent buildings within parks, shall comply with the applicable requirements of Title 8, California Code of Regulations, Chapter 4, Subchapter 5, Group 2, High Voltage Electrical Safety Orders.

(f) If there is any conflict between the provisions of this chapter, General Order 95, General Order 128, or ~~and~~ the California Electrical Code, the provisions of this chapter shall prevail.

Note: General Order Numbers 95 and 128 may be obtained from the California Public Utilities Commission (CPUC) Technical Library, 505 Van Ness Ave., San Francisco, CA 94102 or by calling the CPUC at (415) 703-1713. They may also be viewed on line at [www.cpuc.ca.gov](http://www.cpuc.ca.gov).

NOTE: Authority cited: Sections 18300, 18610, and 18670, Health and Safety Code. Reference: Sections 18610 and 18670, Health and Safety Code.

**Amend Section 1216.****§ 1216. Installation.**

(a) All gas piping installed below ground shall have a minimum earth cover of eighteen (18) inches ~~and installed with at least twelve (12) inches of clearance from any other underground utility system.~~

(b) Gas piping shall not be installed underground beneath buildings, concrete slabs or other paved areas of a lot directly abutting the unit, or that portion of the lot reserved for the location of units, or accessory buildings or structures, or building components unless installed in a gastight conduit.

(1) The conduit shall be pipe approved for installation underground beneath buildings and not less than schedule 40 pipe. The interior diameter of the conduit shall be not less than one-half (1/2) inch larger than the outside diameter of the gas piping.

(2) The conduit shall extend to a point not less than twelve (12) inches beyond any area where it is required to be installed, any potential source of ignition or area of confinement, or the outside wall of a building, and the outer ends of the conduit shall not be sealed. Where one end of the conduit terminates within a building, it shall be readily accessible and the space between the conduit and the gas piping shall be sealed to prevent leakage of gas into the building.

(c) A carport or awning roof may extend over an individual lot gas piping lateral and outlet riser, provided the completed installation complies with all other requirements of this chapter and the covered area is ventilated to prevent the accumulation of gas.

(d) The use of gas piping in parks constructed prior to June 25, 1976, that was originally installed under the area to be occupied by the unit or accessory building or structure, may be continued provided the piping is maintained in a safe operating condition.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18690, Health and Safety Code.

**Amend Section 1254.****§ 1254. Lot Drain Inlet.**

(a) Each lot shall be provided with a drain inlet not less than three (3) inches in diameter and shall be connected to an approved sewage disposal system.

(b) Drain inlets shall be provided to accommodate a threaded or clamp-type fitting for connecting drain connectors at proper grade. The drain inlet shall be accessible at ground level. The vertical riser of a drain inlet shall not exceed three (3) inches in height above the concrete supporting slab. Drain inlets shall be gas-tight when not in use.

(c) Each drain inlet shall be protected from movement by being encased in a concrete slab not less than three and one-half (3 1/2) inches in thickness and surrounding the inlet by not less than six (6) inches on any side.

(d) Drain inlets and extensions to grade shall be of material approved for ~~underground~~ use under or within a building.

(e) The lot drain inlet shall be located within four (4) feet of the outside of the unit, or under the unit within eighteen (18) inches of the exterior wall of the unit.

NOTE: Authority cited: Sections 18300 and 18630, Health and Safety Code. Reference: Section 18630, Health and Safety Code.

**Amend Section 1317.****1317. Private Fire Hydrant Test and Certification.**

(a) Verification of Private Fire Hydrant Test and Certification. The Private Fire Hydrant Test and Certification Report, a form defined in section 1002 of this chapter, shall be used to verify that private fire hydrants have been tested and certified for operation and water flow. All park operators shall submit the form, including parks that qualify for testing exceptions, to the enforcement agency for the park.

(b) Annual Test and Certification of Operation. Private fire hydrants shall be tested annually in order to determine that they are operational as specified in subsection 1316(b) of this article. Verification shall be submitted to the enforcement agency and to the fire agency responsible for fire suppression in the park, as required in section 1319 of this article. The annual hydrant operational test may be performed and verified by a park operator for the years between the five-year water flow tests. However, the five-year test and certification of water flow and the operational test performed at that time shall not be certified by the park operator. The five-year test and certification of water flow and the operational test shall only be certified by one of the entities listed in subsection (c) of this section.

(c) Five-Year Test and Certification of Water Flow and Operational Test.

(1) Private fire hydrants shall be tested and certified at least once every five (5) years for minimum water flow as prescribed in section 1316 of this article, as well as for operation as specified in subsection 1316(b) of this article. Certification shall be submitted to the enforcement agency and to the fire agency responsible for fire suppression in the park as required in section 1319 of this article.

(2) Parks existing prior to December 31, 2002, shall submit verification of their five-year test and certification for minimum water flow, beginning with the permit to operate renewal year 2008, after the initial water flow test has been completed.

(3) The five-year test and certification of the required water flow and the operational test shall be conducted during the 12 months prior to the renewal of each fifth year park permit to operate. The previous five-year renewal for the prior permit to operate must have complied with the required water flow standards set forth in section 1316 of this article.

(4) Testing for the required water flow shall be conducted in such a manner as to ensure there is no pollution of the storm drain system or any other water or drainage systems within, or serving, the park, and no damage to structures or improvements within or outside of the park.

(b)(1)-(5) The test results reported on the designated form, shall only be certified by one of the following:

- (A) the fire agency responsible for fire suppression in the park,
- (B) a local water supplier,
- (C) a licensed C-16 ~~fire protection contractor~~ Fire Protection Contractor, or
- (D) a licensed Fire Protection Engineer.

(2)-(6) In order to certify the test results reported on the form, the fire agency responsible for fire suppression in the park, local water supplier, licensed C-16 fire protection contractor, or licensed Fire Protection Engineer shall witness the test. The fire agency responsible for fire suppression in the park, local water supplier, licensed C-16 fire protection contractor, or licensed Fire Protection Engineer, may also perform the test.

~~(c) Annual Test and Certification of Operation. Beginning with the renewal of the park permit to operate for the year 2003, private fire hydrants shall be tested and certified annually in order to determine that they are operational as specified in subsection 1316(b) of this article. Verification shall be submitted to the enforcement agency and to the fire agency responsible for fire suppression in the park, as required in section 1319 of this article.~~

~~(d) Five-Year Test and Certification of Water Flow.~~

~~(1) Private fire hydrants shall be tested and certified at least once every five (5) years for minimum water flow as prescribed in section 1316 of this article, and verification shall be submitted to the enforcement agency and to the fire agency responsible for fire suppression in the park as required in section 1319 of this article.~~

~~(2) Parks existing prior to December 31, 2002, shall submit verification of their five year test and certification for minimum water flow beginning with the permit to operate renewal year 2008, after the initial water flow test has been completed.~~

~~(3) The five year test and certification of the required water flow shall be conducted during the 12 months prior to the renewal of each fifth year park permit to operate. The previous five year renewal for the prior permit to operate must have complied with the required water flow standards set forth in section 1316 of this article.~~

~~(4) Testing for the required water flow shall be conducted in such a manner as to ensure there is no pollution of the storm drain system or any other water or drainage systems within, or serving, the park, and no damage to structures or improvements within or outside of the park.~~

Note: Authority cited: Sections 18300, 188610, and 18691, Health and Safety Code. Reference: Section 18691, Health and Safety Code.

### Amend Section 1330.

#### § 1330. Unit Separation and Setback Requirements Within Parks.

(a) In parks, or portions of parks, constructed prior to September 15, 1961, units shall not be located closer than six (6) feet from any permanent building or another unit.

(b) In parks, or portions of parks, constructed on or after September 15, 1961, minimum separation distance shall be as follows:

(1) from a unit to any permanent building, not less than ten (10) feet.

(2) from a unit to any other unit, not less than:

(A) ten (10) feet from the side of one unit to the side of an adjacent unit;

(B) eight (8) feet from the side of one unit to the front or rear of an adjacent unit; and

(C) six (6) feet from the front or rear of one unit to the front or rear of an adjacent unit.

(c) A minimum setback of three (3) feet shall be maintained from the unit or the unit's projection or eave overhang and the adjacent lot line or property line unless it is bordering a roadway. However, a unit may be installed up to a park roadway or common area provided there is no combustible building or structure in the common area within six (6) feet, and no building or structure of any kind within three (3) feet, of any portion of the unit. The maximum seventy-five percent (75%) lot coverage allowed by section 1110 of this chapter shall be maintained. Projections or eave overhangs shall not extend beyond a lot line bordering a roadway or common area.

(d) Unit projections or eave overhangs may intrude into the minimum distances required for separation where separation requirements between units, as defined in subsection (b) of this section, are greater than six (6) feet, provided not less than a six (6)-foot separation is maintained between the edge of any unit projection or eave overhang, and an adjacent unit, permanent building, or combustible accessory building or structure and its projection, or eave overhang.

(e) Lot lines shall be identified as prescribed by section 1104.

(f) Units installed outside of parks shall comply with local requirements for setbacks and separations and shall not be required to have greater setbacks or separation than other similar dwellings within the local agency's jurisdiction.

(g) Setback and separation requirements for accessory buildings and structures or building components are contained in section 1428 of Article 9.

NOTE: Authority cited: Sections 18300, ~~and 18610~~, and 18620, Health and Safety Code. Reference: Sections 18300, 18551, 18610, ~~and 18613~~, and 18620, Health and Safety Code.

**Amend Section 1338.****§ 1338. Roof Live Load.**

(a) ~~Every~~ Except as provided in section 1338.1 of this article, every MH-unit installed shall have the capacity to resist the applicable minimum roof live load of the region in which it is installed as set forth in Table 1338-1 or as is further provided by this section. Table 1338-1 shall apply except where either greater or lesser snow loads have been established through survey of the region, and approved by the department. Except as described in Section 1338.1, below, at elevations above 5,000 ft., snow loads established for residential buildings by local ordinance shall apply.

(1) Region I includes the following counties: Alameda, Butte, Colusa, Contra Costa, Del Norte, Glenn, Humboldt, Imperial, Kings, Lake, Los Angeles, Marin, Mendocino, Merced, Monterey, Napa, Orange, Sacramento, San Benito, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Solano, Sonoma, Stanislaus, Sutter, Ventura, Yolo.

(2) Region II includes the following counties: Amador, Fresno, Inyo, Kern, Modoc, Riverside, San Bernardino, Siskiyou.

(3) Region III includes the following counties: Alpine, Calaveras, El Dorado, Lassen, Madera, Mariposa, Mono, Nevada, Placer, Plumas, Shasta, Sierra, Tehama, Trinity, Tulare, Tuolumne, Yuba.

(b) When an application is submitted for a permit to install an MH-unit manufactured prior to October 7, 1973, or an MH-unit with a designed roof live load less than that specified in Table 1338-1 and it is known the MH-unit will be subjected to snow loads, the plans and specifications shall include a method of protecting the MH-unit from snow loads that is acceptable to the enforcement agency.

When approved by the enforcement agency, a ramada may be used to protect an MH-unit which does not have the capacity to resist the minimum roof live load for the region in which it is to be installed. The ramada shall be designed to resist the minimum roof loads for the region in which it is constructed and shall be constructed pursuant to the provisions of section 1486.

(c) Parks that have received approval for a snow roof load maintenance program prior to July 7, 2004, must continue the program on existing installations. However, MH-units located in parks at or below 5,000 feet in elevation installed after July 7, 2004, must have the capacity to resist the applicable minimum roof live loads of the region in which it is installed, as set forth in ~~table~~ Table 1338-1.

(d) This section does not apply to MH-units installed prior to September 30, 1975.

(e) The park owner or operator shall maintain the snow roof load maintenance program, as long as units in the park do not meet the minimum roof loads for the area.

TABLE 1338-1 General Roof Live Load Requirements for MH-units					
Region I		Region II		Region III	
Elevation	Roof Live Load	Elevation	Roof Live Load	Elevation	Roof Live Load
All Elevations	20 psf	0-3000 ft.	20 psf	0-2000 ft.	20 psf
		3001-3500 ft.	30 psf	2001-3000 ft.	30 psf
		3501-5000-ft.	60 psf	3001-4000 ft.	60 psf
				4001-5000 ft.	80 psf

NOTE: Authority cited: Sections 18300, ~~18605~~, and 18613, and 18620, Health and Safety Code. Reference: Sections 18605, ~~and~~ 18613 and 18620, Health and Safety Code.

**Amend Section 1428.****§ 1428. Location.**

(a) In parks, accessory buildings or structures, or any part thereof, on a lot shall maintain the following setbacks from lot lines:

(1) When constructed of noncombustible materials:

(A) may be up to the lot line, provided a minimum three (3)-foot clearance is maintained from any other unit, accessory building or structure, or building component on adjacent lots.

(2) When constructed of combustible materials:

(A) a minimum three (3)-foot clearance from all lot lines, and

(B) a minimum six (6)-foot clearance from any other unit, accessory buildings or structures, or building components on adjacent lots constructed of combustible materials.

(b) Cabanas shall meet the location requirements for units, as referenced in section 1330 of this chapter.

(c) Location requirements governing private garages and storage buildings are contained in section 1443.

(d) Stairways with landings ~~less than~~ not to exceed twelve (12) square feet may be installed to the lot line provided they are located a minimum of three (3) feet from any unit, or accessory building or structure, including another stairway, on an adjacent lot.

(e) Fencing of any material, that meets the requirements of section 1514 of this article, may be installed up to a lot line.

(f) No portion of an accessory building or structure, or building component shall project over or beyond a lot line.

(g) Any accessory building or structure, or building component may be installed up to a lot line bordering a roadway or common area provided there is no combustible building or structure in the common area within six (6) feet and no building or structure of any kind within three (3) feet of any portion of the accessory building or structure, or building component, provided there is compliance with section 1110 of this chapter. The maximum seventy-five percent (75%) lot coverage allowed by section 1110 of this chapter shall be maintained.

(h) Wood awning or carport support posts four (4) inches or greater in nominal thickness may be located up to a lot line provided the remainder of the awning or carport is composed of noncombustible material.

NOTE: Authority cited: Sections 18300, 18610, and 18620, Health and Safety Code. Reference: Sections 18552 and 18610, Health and Safety Code.

**Amend Section 1433.****§ 1433. Roof Live Load.**

(a) Except as provided in section 1443.1 of this article, every cabana installed on or after July 31, 1976, or every accessory building or structure or building component installed on or after June 10, 1979, shall have the capacity to resist the applicable minimum snow load of the region in which it is installed or as is provided by this section.

TABLE 1433-1 General Roof Live Load Requirements for Accessory Buildings or Structures and Building Components					
Region I		Region II		Region III	
Elevation	Roof Live Load	Elevation	Roof Live Load	Elevation	Roof Live Load
All Elevations	20 psf	0-3000 ft.	20 psf	0-2000 ft.	20 psf
		3001-3500 ft.	30 psf	2001-3000 ft.	30 psf
		3501-5000 ft.	60 psf	3001-4000 ft.	60 psf
				4001-5000 ft.	80 psf

Table 1433-1 shall apply except where either greater or lesser snow loads have been established through survey of the region, and approved by the department.

(1) Region I includes the following counties:

Alameda, Butte, Colusa, Contra Costa, Del Norte, Glenn, Humboldt, Imperial, Kings, Lake, Los Angeles, Marin, Mendocino, Merced, Monterey, Napa, Orange, Sacramento, San Benito, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Solano, Sonoma, Stanislaus, Sutter, Ventura, Yolo.

(2) Region II includes the following counties:

Amador, Fresno, Inyo, Kern, Modoc, Riverside, San Bernardino, Siskiyou.

(3) Region III includes the following counties:

Alpine, Calaveras, El Dorado, Lassen, Madera, Mariposa, Mono, Nevada, Placer, Plumas, Shasta, Sierra, Tehama, Trinity, Tulare, Tuolumne, Yuba.

(b) Parks that have received approval for a snow roof load maintenance program prior to July 7, 2004, shall maintain the snow roof load maintenance program, as long as accessory buildings or structures, or building components in the park do not meet the minimum roof loads for the area. Accessory buildings or structures or building components installed after July 7, 2004, must have the capacity to resist the applicable minimum roof live loads of the region in which it is installed, as set forth in ~~table~~ Table 1433-1.

(c) The park owner or operator shall be responsible for the continued management of an existing snow roof load maintenance program approved for the park.

(d) Roof live load requirements shall not apply to storage cabinets.

(e) Accessory buildings or structures or building components may be relocated from one park to another and reinstalled under permit within another park provided the requirements for roof live load in the new park are not greater than the requirements of the park in which the accessory building or structure or building component was previously installed.

NOTE: Authority cited: Sections 18300, 18610, and 18620, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

### Adopt Section 1433.1.

#### § 1433.1. Accessory Building or Structure Roof Live Loads in Parks Located Above 5,000 feet in Elevation

(a) Notwithstanding the provisions of Section 1433, if an accessory building or structure, not to include a cabana, that is proposed to be installed within a mobilehome park located above 5,000 feet in elevation does not have the capacity to resist the minimum snow loads as established for residential buildings by local ordinance, the accessory building or structure, not to include a cabana, may only be installed in a mobilehome park if all of the following conditions apply:

(1) The park has and is operating a snow roof load maintenance program approved by the enforcement agency;

(2) the accessory building or structure has the capacity to resist a roof live load of sixty (60) pounds per square foot (psf) or greater;

(3) the installation complies with all other applicable requirements of this chapter;

(4) the installation is approved by the enforcement agency; and

(5) the enforcement agency's approval of the snow roof load maintenance program is shown on the mobilehome park's permit to operate.

(b) The operator of a mobilehome park located above 5,000 feet in elevation may request and obtain approval from the enforcement agency for a snow roof load maintenance program. The request for an approval shall include, but not be limited to, the following information:

(1) The type of maintenance to be used to control snow accumulation;

(2) the capacity and capability of personnel and equipment proposed to satisfactorily perform the snow roof load maintenance program; and

(3) an application for an amended permit to operate in accordance with section 1014 of this chapter.



NOTE: Authority cited: Sections 18300, 18610, and 18620, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

### **Amend Section 1498.**

#### **§ 1498. Landing, Porch and Stairway-Design and Construction.**

(a) Requirements for the design and construction of all structural elements of porches and stairways and railings are contained in the California Building Code, except as otherwise provided by this article. Live loads applicable to porch floors and stairways shall be not less than forty (40) psf. Porches shall be designed and constructed as completely freestanding, self-supporting structures. Except as otherwise provided in this article, stairways and ramps shall be a minimum of thirty-six (36) inches in width.

(b) Where a door of the MH-unit swings outward:

(1) the floor of the exterior landing or porch shall be not more than one (1) inch lower than the bottom of the door; and

(2) the width and depth of the exterior landing or porch serving stairs perpendicular to any outswinging door opening shall comply with subsection (a) of this section and shall not be less than the full width of the door when open at least ninety (90) degrees. Guard rails shall permit the door to open at least ninety (90) degrees.

(c) ~~The exitway of the exit stairway for a door opening on the carport side, when necessary for vehicle access,~~ shall be not less than twenty-eight (28) inches or the full clear width of the door opening, whichever is greater, when the stairs are parallel to the MH-unit.

(d) Where the MH-unit door swings inward or is a sliding door, the landing, porch, or top step of the stairway may ~~not be not~~ more than seven and one-half (7½) inches below the door. The width of the landing, porch, or top step of the stairway shall comply both with subsection (a) of this section and ~~be not be~~ less than the width of the door opening. A landing or porch is not required when the stairway has a straight run up to the door opening.

(e) The stairway may be capable of being relocated and need not be secured to the lot.

NOTE: Authority cited: Sections 18300, and 18620, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

### **Amend Section 1504.**

#### **§ 1504. Stairway-Handrails.**

(a) Every stairway with four (4) or more risers, or stairways exceeding thirty (30) inches in height, shall be equipped with handrails and intermediate rails for the entire length of the handrail.

(b) Handrails with a circular cross-section shall have an outside diameter of at least one and one-quarter (1.25) inches and not greater than two (2) inches or shall provide equivalent grasping ability. If the handrail is not circular, it shall have a perimeter dimension of at least four (4) inches and not greater than six and one-quarter (6.25) inches with a maximum vertical cross-section dimension of two and one-quarter (2.25) inches. Edges shall have a minimum radius of one-hundredth (0.01) inch.

(c) The requirements for stairways and handrails are contained in the California Building Code, except as otherwise provided in this chapter.

NOTE: Authority cited: Sections 18300, and 18620, Health and Safety Code. Reference: Section 18552, Health and Safety Code.

Express Terms  
California Code of Regulations  
Title 25, Division 1. Housing and Community Development  
Chapter 2.2. Special Occupancy Parks

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**Amend Section 2002.**

**§ 2002. Definitions.**

**(a) –A-**

(3) Architect. A person licensed by the State of California, qualified to practice architecture in this state. For purposes of this chapter, an architect designing or approving plans shall have skill, knowledge, and expertise in that scope of practice.

**(e) –E-**

(8) Engineer. A person registered with the State of California as a professional engineer qualified to practice engineering in this state. For purposes of this chapter, an engineer designing or approving plans shall have skill, knowledge, and expertise in that scope of practice.

**(s) –S-**

(8) Stairway. ~~Any A step or any~~ configuration of steps or risers where the run (length) of an individual tread or step does not exceed thirty (30) inches, and which is designed to enable passage from one elevation to another.

NOTE: Authority: Sections 18865, 18865.05, and 18873, Health and Safety Code. References: Sections 18007, 18008, 18008.5, 18008.7, 18009.3, 18010, 18013.4, 18861, 18862, 18862.15, 18862.33, 18862.35, 18866.3, 18871.4, 18872, 18872.2, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, and 18909, Health and Safety Code.

**Amend Section 2016.**

**§ 2016. Approval of Alternates and Equivalents.**

(a) When the department is the enforcement agency, a request for approval of an alternate or equivalent means of meeting the requirements of this chapter shall be submitted by the applicant to the department's Northern or Southern area office.

(b) When a city, county, or city and county has assumed enforcement responsibility for this chapter, the applicant shall submit the request for this approval to the local enforcement agency. The local enforcement agency shall forward the request to the department's Administrative Office of the Division of Codes and Standards, along with their written recommendation and rationale for approval or denial.

(c) The request for an alternate approval shall be submitted on forms, as defined in Section 2002 of this chapter, provided by the department. The form shall be accompanied by one (1) set of substantiating plans and/or information together with the alternate approval fee of two hundred three dollars (\$203), payable to the department.

(d) When a request for an alternate approval is for the park, or affects property owned or operated by the park, only the park owner or operator may apply for the alternate approval.

NOTE: Authority cited: Sections 18865, and 18865.05, Health and Safety Code. Reference: Sections 18865.6 and 18870.3, Health and Safety Code.

## Amend Section 2105.

**§ 2105. Lot Line Changes.**

(a) Compliance with this section shall be required for any lot line change within a park. Compliance with subsections (b), (c) and (e) of this section shall not be required for any lot line creation; however, notwithstanding any other provision of this chapter, a lot line creation shall comply with the requirements of section 2020.6.

(b) The park owner or operator shall submit to the enforcement agency an application for a permit to construct, on a form designated by that agency, for a lot line change, along with all of the following:

(1) three (3) copies of a detailed plot plan with an identified date of preparation and measurements, indicating both the existing and proposed locations of the lot lines, which shall ~~include~~ indicate all of the following:

(A) the locations of and distances between any units, accessory buildings or structures, or other built improvements on the affected lots (such as patios or parking areas), within ten (10) feet of the current and proposed lot lines;

(B) the distances from all existing and proposed lot lines of the lots on which those units, buildings or structures, or other improvements are located;

(C) the number of lots affected;

(D) the addresses or other identifying characteristics of those affected lots;

(E) proof of delivery of copies of the plot plan to all persons with registration or rental agreements with the park having units on the affected lots by registered or certified mail, sent by at least first class mail; ~~and~~

(F) the type(s) of marking(s) used to designate the existing and proposed lot line locations; and

(G) if the park is a common interest development, as defined in Civil Code section 1351, and lot line change involves encroaching into a common area, compliance with the approval provisions of Civil Code section 1363.07.

(2) the names and residence addresses of the persons with registration or rental agreements with the park having units on the lots affected by the lot line change and the addresses or other identification of their units' lots if different than the residence address;

(3) a copy of the original written authorization, signed and dated by each of the persons with registration or rental agreements with the park having units on the lots affected by the lot line change, that includes the following statement:

I, *[name of persons with registration or rental agreements with the park]*, have received a copy of the plot plan dated *[date of plot plan]* proposing to change a lot line affecting the lot where my unit is located and I/we approve of the proposed change in the location of the lot line(s) as detailed on the plot plan.

(4) a written statement signed and dated by the park operator or the operator's agent that the lot line change is substantially consistent in all material factors with both of the following:

(A) all health and safety conditions imposed by the local government as a condition of the initial construction of that space or the park; and

(B) prior applicable local land use requirements for the park; and

(5) the applicable permit fee as specified in section 2020.7 of this chapter.

(c) When the department is the enforcement agency and the number of lots in the park is increased or decreased by the change in lot lines pursuant to this section, the applicant shall deliver a written notice to the local planning agency, by personal delivery or by registered or certified mail, of the proposed change in the number of lots prior to or concurrent with its submission of the application to the department and provide a statement attesting to that delivery and the proof of delivery by either a stamped receipt or the proof of service by registered or certified mail. The notice shall include one copy of all the information required by paragraphs (1) through (4) of subsection (b) and the office address of the department's area office performing the inspection.

(d) The enforcement agency shall perform an on-site inspection prior to approval of a lot line change or creation, in order to ensure consistency with this chapter and the application. Any existing lot line markings shall remain in place until after approval by the enforcement agency for the lot line change. At the time of inspection the applicant, or his or her designee, shall permanently mark the new lot line or lot lines pursuant to section 2104 of

this chapter and eradicate any preexisting lot line markings. No approval shall be given for lot line changes without identification to the satisfaction of the enforcement agency of the existing lot line locations.

(e) Following approval of the lot line change by the enforcement agency, the enforcing official shall sign and date the submitted plot plan signifying its approval. Copies of that approved plot plan shall then be given by the applicant to the persons with registration or rental agreements with the park having units on all the affected lots.

(f) No lot line shall be created, moved, shifted, or altered if the lot line creation or change will place a unit or accessory building or structure in violation of any provision of this chapter or any other applicable provision of law.

NOTE: Authority cited: Sections 18865, 18872.1, and 18872.2, Health and Safety Code. Reference: Sections 18872, 18872.1, and 18872.2, Health and Safety Code, and Sections 1351 and 1363.07, Civil Code.

## Amend Section 2106.

### § 2106. Roadways.

All park roadways shall have a clear and unobstructed access to entrance to, and exit from, a public thoroughfare, except that a roadway may have security gates, if such security gates are not in violation of local government requirements.

(a) In parks, or portions thereof, constructed prior to September 15, 1961,

(1) ~~each unit lot shall have access from the lot to~~ abut a roadway of not less than fifteen (15) feet in unobstructed width.

(2) No vehicle parking shall be allowed on roadways less than twenty-two (22) feet in width. If vehicle parking is permitted on one side of the roadway, the roadway shall be a minimum of twenty-two (22) feet in width. If vehicle parking is permitted on both sides of the roadway, the roadway shall be not less than thirty (30) feet in width.

(b) In parks constructed on or after September 15, 1961,

(1) ~~each unit lot shall have access from the lot to~~ abut a two-way roadway of not less than eighteen (18) feet, or a one-lane, one-way roadway not less than twelve (12) feet, in unobstructed width.

(2) No vehicle parking shall be allowed on one-way, one-lane roadways less than nineteen (19) feet in width. If vehicle parking is permitted on one side of a one-lane roadway, the roadway shall be a minimum of nineteen (19) feet in width. If vehicle parking is permitted on both sides of a one-lane roadway, the roadway shall be at least twenty-six (26) feet in width.

(3) No vehicle parking shall be allowed on two-lane, two-way roadways less than twenty-five (25) feet in width. If vehicle parking is permitted on one side of a two-way roadway, the roadway shall be a minimum of twenty-five (25) feet in width. If vehicle parking is permitted on both sides of a two-way roadway, the roadway shall be at least thirty-two (32) feet in width.

(c) Roadways designed for vehicle parking on one side shall have signs or markings prohibiting the parking of vehicles on the traffic flow side of the roadway, clearly visible along any portion of the roadway, in order to provide a continuously open and unobstructed roadway.

(d) A two-way roadway divided into separate, adjacent, one-way traffic lanes by a curbed divider or similar obstacle shall be not less than twelve (12) feet in unobstructed width on each side of the divider.

(e) In parks which were constructed after September 23, 1974, and which contain not more than three (3) lots, ~~each unit shall have access from the lot to~~ lot shall abut a roadway that is not less than twenty (20) feet in unobstructed width.

(f) Roadways, other than those necessary for maintenance by the operator, are not required in incidental or tent camp areas.

(g) Roadways required for emergency vehicles and the operation and maintenance of incidental camping areas and of tent camps shall be maintained to provide safe passage of vehicular traffic.

(h) Paving is not required for roadways or driveways unless it is necessary for compliance with section 2116 or 2120 of this chapter.

(i) At the request of the park owner/operator, the local fire district may designate the sides or portions of roadways in a park as fire lanes provided those designations do not conflict with the roadway widths of this section.

(j) If a park owner or operator proposes reducing the width, or changing the layout or configuration, of the park roadways from the way they were previously approved or constructed, local fire district acknowledgment of the change shall be submitted to the enforcement agency.

NOTE: Authority cited: Sections 18865, 18865.05, 18865.3, and 18873.5, Health and Safety Code. Reference: Sections 18872.2 and 18873.5, Health and Safety Code.

#### **Amend Section 2110.**

##### **§ 2110. Occupied Area.**

(a) The occupied area of a lot, consisting of the unit, and all accessory buildings and structures including, but not limited to awnings, stairways, ramps and storage cabinets, shall not exceed seventy-five (75) percent of the lot area.

(b) For purposes of this chapter, patios and paved or ~~concreted~~ concrete areas on grade, and the area of accessory buildings or structures located under another accessory structure, such as a storage cabinet or porch under an awning or carport, are not included in the measurement of the occupied area. The occupied area shall be determined as if viewed from overhead looking directly down on the lot.

NOTE: Authority cited: Sections 18865, 18865.05, and 18873, Health and Safety Code. Reference: Sections 18872 and 18873.5, Health and Safety Code.

#### **Amend Section 2118.**

##### **§ 2118. Lot Occupancy.**

(a) Parks shall accommodate only recreational vehicles, tents, and camping cabins.

(b) A manufactured home or mobilehome shall not be located or installed in a park except for use by persons employed in the management or operation of the park.

(c) In no case shall a truck-mounted camper be occupied if removed from the truck.

(d) A permanent building, garage, cabana, or storage building shall not be constructed or installed on any lot in a park.

(e) Lot occupancy shall not exceed the number of persons in a camping party as defined in section 18862.7 of the Health and Safety Code.

(f) When the provisions of this section allow two units or tents on a single lot, the separation requirements contained in subsection 2330(a) do not apply to the units or tents on that lot.

~~(f)-(g)~~ (g) The following shall apply to lots in parks designed to accommodate recreational vehicles.

(1) Except as provided in paragraph (2) of this section, lot shall accommodate no more than:

(A) one (1) recreational vehicle and one (1) tent, or

(B) one (1) camping cabin, or

(C) two (2) tents, or

(D) one (1) manufactured home or mobilehome used in accordance with subsection(b).

(2) When used as a frequent means of transportation, a self-propelled recreational vehicle or truck mounted camper may be parked beside an occupied unit. That vehicle shall not be occupied or connected to the lot's utility facilities or interconnected with the occupied unit.

~~(g)-(h)~~ (h) The following shall apply in parks designated as incidental camping areas.

(1) An incidental camping area shall accommodate only recreational vehicles, tents, or campers furnishing their own camping equipment.

(2) A cabana, ramada, garage, or permanent building shall not be constructed, or installed, on any campsite in an incidental camping area.

(3) An incidental camping area campsite shall accommodate no more than:

- (A) two (2) recreational vehicles, or
- (B) one (1) camping party, or
- (C) two (2) tents, or
- (D) one (1) recreational vehicle and one (1) tent, or
- (E) one (1) camping cabin.

~~(h)~~ (i) The following shall apply in parks designated as tent camps.

(1) A recreational vehicle shall not be permitted to occupy a tent lot or campsite.

(2) Occupancy of lots or campsites is limited to one camping party which may be permitted to occupy not more than two tents on the lot or campsite.

(3) Accessory buildings or structures shall not be constructed, or installed, on any campsite or tent lot in a tent camp.

~~(i)~~ (j) The following shall apply in parks designated as temporary recreational vehicle parks.

(1) A temporary recreational vehicle park shall accommodate only recreational vehicles and tents.

(2) Accessory buildings or structures shall not be constructed, or installed, on any lot, or campsite.

(3) A temporary recreational vehicle park lot shall accommodate no more than:

- (A) two (2) recreational vehicles, or
- (B) one (1) camping party, or
- (C) two (2) tents, or
- (D) one (1) tent and one (1) recreational vehicle.

NOTE: Authority cited: Sections 18865, 18865.05, and 18865.3, Health and Safety Code. Reference: Sections 18871, 18871.3, 18872, 18873, 18873.1 and 18873.5, Health and Safety Code.

## Amend Section 2134.

### § 2134. Basic Electrical Regulations.

(a) Except as otherwise permitted or required by this article, all electrical equipment and installations outside of permanent buildings in parks shall comply with the requirements for installations of 600 volts or less found in the California Electrical Code.

(b) All park-owned overhead electrical equipment of park electrical systems shall also comply with the applicable requirements of the California Public Utilities Commission Rules for Overhead Electrical Line Construction, General Order No. 95. If there is any conflict between the provisions contained in the California Electrical Code and General Order 95, the provisions of General Order 95 shall prevail.

(c) All park-owned underground electric equipment of park electrical systems shall also comply with the applicable requirements of the current California Public Utilities Commission, Rules for Construction of Underground Electrical Supply and Communications Systems, General Order No. 128. If there is any conflict between the provisions contained in the California Electrical Code and General Order 128, the provisions of General Order 128 shall prevail.

(d) All additions or alterations to existing or new parks shall have plans submitted in compliance with section 2034 of this chapter.

(e) Except as otherwise permitted or required, all high voltage(exceeding 600 volts) electrical installations outside of permanent buildings within parks, shall comply with the applicable requirements of Title 8, California Code of Regulations, Chapter 4, Subchapter 5, Group 2, High Voltage Electrical Safety Orders.

(f) If there is any conflict between the provisions of this chapter, General Order 95, General Order 128, or ~~and~~ the California Electrical Code, the provisions of this chapter shall prevail.

Note: General Order Numbers 95 and 128 may be obtained from the California Public Utilities Commission (CPUC), Technical Library, 505 Van Ness Ave., San Francisco, CA 94102 or by calling the CPUC at (415) 703-1713. They may also be viewed on line at [www.cpuc.ca.gov](http://www.cpuc.ca.gov).

NOTE: Authority cited: Sections 18865, 18865.05, 18872, and 18873.3, Health and Safety Code. Reference: Sections 18872 and 18873.3, Health and Safety Code.

### **Amend Section 2216.**

#### **§ 2216. Installation.**

(a) All gas piping installed below ground shall have a minimum earth cover of eighteen (18) inches ~~and installed with at least twelve (12) inches of clearance from any other underground utility system.~~

(b) Gas piping shall not be installed underground beneath buildings, concrete slabs or other paved areas of a lot directly abutting the unit, or that portion of the lot reserved for the location of units, or accessory or structures, unless installed in a gastight conduit.

(1) The conduit shall be pipe approved for installation underground beneath buildings and not less than schedule 40 pipe. The interior diameter of the conduit shall be not less than one-half (1/2) inch larger than the outside diameter of the gas piping.

(2) The conduit shall extend to a point not less than twelve (12) inches beyond any area where it is required to be installed, any potential source of ignition or area of confinement, or the outside wall of a building, and the outer ends of the conduit shall not be sealed. Where one end of the conduit terminates within a building, it shall be readily accessible and the space between the conduit and the gas piping shall be sealed to prevent leakage of gas into the building.

(c) A carport or awning roof may extend over an individual lot gas piping lateral and outlet riser, provided the completed installation complies with all other requirements of this chapter and the covered area is ventilated to prevent the accumulation of gas.

(d) The use of gas piping in parks constructed prior to June 25, 1976, that was originally installed under the area to be occupied by the unit or accessory building or structure, may be continued provided the piping is maintained in a safe operating condition.

NOTE: Authority cited: Sections 18865, 18865.05, and 18872, Health and Safety Code. Reference: Section 18873.4, Health and Safety Code.

### **Amend Section 2254.**

#### **§ 2254. Drain Inlet.**

(a) On lots provided with a drain inlet for a unit, the drain inlet shall be not less than three (3) inches in diameter and shall be connected to an approved sewage disposal system.

(b) When drain inlets are provided, they shall accommodate a threaded or clamp-type fitting for connecting drain connectors at proper grade. The drain inlet shall be accessible at ground level. The vertical riser of a drain inlet shall not exceed three (3) inches in height above the concrete supporting slab. Drain inlets shall be gas-tight when not in use.

(c) Each drain inlet shall be protected from movement by being encased in a concrete slab not less than three and one-half (3½) inches in thickness and surrounding the inlet by not less than six (6) inches on any side.

(d) In parks constructed after July 7, 2004, that contain lot drain inlets, the opening of the drain inlet shall not extend above the surrounding concrete. The surface of the concrete surrounding the drain inlet shall be smooth finished concrete and shall slope a minimum of one-fourth (¼) inch per foot from the outer edge to the inner edge of the drain inlet.

(e) Drain inlets and extensions to grade shall be of material approved for ~~underground~~ use under or within a building.

(f) The lot drain inlet shall be located within four (4) feet of the outside of the unit.

NOTE: Authority cited: Sections 18865, and 18873.1, Health and Safety Code. Reference: Section 18873.1, Health and Safety Code.

### Amend Section 2317.

#### § 2317. Private Fire Hydrant Test and Certification.

(a) Verification of Private Fire Hydrant Test and Certification. The Private Fire Hydrant Test and Certification Report, a form defined in section 2002 of this chapter, shall be used to verify that private fire hydrants have been tested and certified for operation and water flow. All park operators shall submit the form, including parks that qualify for testing exceptions, to the enforcement agency for the park.

(b) Annual Test and Certification of Operation. Private fire hydrants shall be tested annually in order to determine that they are operational as specified in subsection 2316(b) of this article. Verification shall be submitted to the enforcement agency and to the fire agency responsible for fire suppression in the park, as required in section 2319 of this article. The annual hydrant operational test may be performed and verified by a park operator for the years between the five-year water flow tests. However, the five-year test and certification of water flow and the operational test performed at that time shall not be certified by the park operator. The five-year test and certification of water flow and the operational test shall only be certified by one of the entities listed in subsection (c) of this section.

#### (c) Five-Year Test and Certification of Water Flow and Operational Test.

(1) Private fire hydrants shall be tested and certified at least once every five (5) years for minimum water flow as prescribed in section 2316 of this article, as well as for operation as specified in subsection 1316(b) of this article. Certification shall be submitted to the enforcement agency and to the fire agency responsible for fire suppression in the park as required in section 2319 of this article.

(2) Parks existing prior to December 31, 2002, shall submit verification of their five-year test and certification for minimum water flow, beginning with the permit to operate renewal year 2008, after the initial water flow test has been completed.

(3) The five-year test and certification of the required water flow and the operational test shall be conducted during the 12 months prior to the renewal of each fifth year park permit to operate. The previous five-year renewal for the prior permit to operate must have complied with the required water flow standards set forth in section 2316 of this article.

(4) Testing for the required water flow shall be conducted in such a manner as to ensure there is no pollution of the storm drain system or any other water or drainage systems within, or serving, the park, and no damage to structures or improvements within or outside of the park.

(b)(1)-(5) The test results reported on the designated form, shall only be certified by one of the following:

- (A) the fire agency responsible for fire suppression in the park,
- (B) a local water supplier,
- (C) a licensed C-16 ~~fire protection contractor~~ Fire Protection Contractor, or
- (D) a licensed Fire Protection Engineer.

(2)-(6) In order to certify the test results reported on the form, the fire agency responsible for fire suppression in the park, local water supplier, licensed C-16 fire protection contractor, or licensed Fire Protection Engineer shall witness the test. The fire agency responsible for fire suppression in the park, local water supplier, licensed C-16 fire protection contractor, or licensed Fire Protection Engineer, may also perform the test.

~~(c) Annual Test and Certification of Operation. Beginning with the renewal of the park permit to operate for the year 2003, private fire hydrants shall be tested and certified annually in order to determine that they are operational as specified in subsection 2316(b) of this article. Verification shall be submitted to the enforcement agency and to the fire agency responsible for fire suppression in the park, as required in section 2319 of this article.~~

#### (d) Five-Year Test and Certification of Water Flow.



~~(1) Private fire hydrants shall be tested and certified at least once every five (5) years for minimum water flow as prescribed in section 1316 of this article, and verification shall be submitted to the enforcement agency and to the fire agency responsible for fire suppression in the park as required in section 2319 of this article.~~

~~(2) Parks existing prior to December 31, 2002, shall submit verification of their five-year test and certification for minimum water flow beginning with the permit to operate renewal year 2008, after the initial water flow test has been completed.~~

~~(3) The five-year test and certification of the required water flow shall be conducted during the 12 months prior to the renewal of each fifth year park permit to operate. The previous five-year renewal for the prior permit to operate must have complied with the required water flow standards set forth in section 2316 of this article.~~

~~(4) Testing for the required water flow shall be conducted in such a manner as to ensure there is no pollution of the storm drain system or any other water or drainage systems within, or serving, the park, and no damage to structures or improvements within or outside of the park.~~

NOTE: Authority cited: Sections 18865, 18865.05, 18872, and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

### **Amend Section 2330.**

#### **§ 2330. Unit Separation and Setback Requirements Within Parks.**

(a) In parks, or portions of parks, units shall not be located closer than six (6) feet from any permanent building or another unit.

(b) A unit shall be located a minimum of three (3) feet from all lot lines. However, a three (3)-foot setback is not required from a lot line bordering a roadway when the roadway is located within the park.

(c) When a unit has projections, including eave overhangs, a minimum six (6)-foot separation shall be maintained between the edge of any projection or eave overhang and an adjacent, unit, permanent building, combustible accessory building or structure and its projection, or eave overhang. A minimum of three (3) feet shall be maintained from the unit's projection or eave overhang and the adjacent lot line or property line ~~not bordering a roadway~~. However, a unit may be installed up to a park roadway or common area provided there is no combustible building or structure in the common area within six (6) feet, and no building or structure of any kind within three (3) feet, of any portion of the unit. The maximum seventy-five percent (75%) lot coverage allowed by section 2110 of this chapter shall be maintained. Projections or eave overhangs shall not extend beyond a lot line bordering a roadway or common area.

(d) Lot lines shall be identified as prescribed by section 2104.

(e) Setback and separation requirements for accessory structures or buildings or building components installed prior to the effective date of this chapter, are contained in section 2428 of article 9.

NOTE: Authority cited: Sections 18865, ~~and 18865.05~~, 18872, and 18873, Health and Safety Code. Reference: Sections 18865, 18872, 18873, and 18873.5, Health and Safety Code.

### **Amend Section 2428.**

#### **§ 2428. Location.**

(a) In parks, accessory buildings or structures, or any part thereof, on a lot shall maintain the following setbacks from lot lines:

(1) When constructed of noncombustible materials:

(A) may be up to the lot line, provided a minimum three (3)-foot clearance is maintained from any other unit, accessory building or structure, or building component on adjacent lots.

(2) When constructed of combustible materials:

(A) a minimum three (3) foot clearance from all lot lines, and

(B) a minimum six (6) foot clearance from any other unit, accessory buildings or structures, or building components on adjacent lots constructed of combustible materials.

(b) Location requirements governing cabanas, private garages, and storage buildings, permitted by section 2118 of this chapter, are found in Article 9 of Chapter 2 of this division.

(c) Stairways with landings ~~less than not to exceed~~ twelve (12) square feet may be installed to the lot line provided they are located a minimum of three (3) feet from any unit or accessory building or structure including another stairway on an adjacent lot including another stairway.

(d) Fencing of any material, that meets the requirements of section 2514 of this article, may be installed up to a lot line.

(e) No portion of an accessory building or structure, or building component shall project over or beyond a lot line.

(f) Any permitted accessory building or structure, or building component may be installed up to a lot line bordering a roadway or common area provided there is no combustible building or structure in the common area within six (6) feet and no structure of any kind within three (3) feet of any portion of the accessory building or structure, or building component. The maximum seventy-five percent (75%) lot coverage allowed by section 2110 of this chapter shall be maintained provided the limitations of section 2110 of this chapter are not exceeded.

(g) Wood awning or carport support posts four (4) inches or greater in nominal thickness may be located up to a lot line provided the remainder of the awning or carport is composed of noncombustible material.

NOTE: Authority cited: Sections 18865, 18865.05, and 18873, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

## **Amend Section 2498.**

### **§ 2498 Landing, Porch, and Stairway-Design and Construction.**

(a) Requirements for the design and construction of all structural elements of porches and stairways and railings are contained in the California Building Code, except as otherwise provided by this article. Live loads applicable to porch floors and stairways shall be not less than forty (40) psf. Porches shall be designed and constructed as completely freestanding, self-supporting structures. Except as otherwise provided in this article, stairways and ramps shall be a minimum of thirty-six (36) inches in width.

(b) Where a door of the unit swings outward onto a landing or porch:

(1) The floor of the exterior landing or porch shall be not more than one (1) inch lower than the bottom of the door; and

(2) The width and depth of the exterior landing or porch serving stairs perpendicular to any outswinging door opening shall comply with subsection (a) of this section and shall not be less than the full width of the door when open at least ninety (90) degrees. Guard rails shall permit the door to open at least ninety (90) degrees.

(c) Where the unit door swings inward or is a sliding door, the landing, porch, or top step of the stairway may not be ~~not~~ more than seven and one-half (7½) inches below the door. The width of the landing, porch, or top step of the stairway shall comply both with subsection (a) of this section and ~~be not be~~ less than the width of the door opening. A landing or porch is not required when the stairway has a straight run up to the door opening.

(d) The stairway may be capable of being relocated and need not be secured to the lot.

NOTE: Authority cited: Sections 18865, 18865.05, and 18873, Health ~~as and~~ Safety Code. Reference: Section 18871.3, Health and Safety Code.

**Amend Section 2504.****§ 2504 Stairway-Handrails.**

(a) Every stairway with four (4) or more risers, or stairways exceeding thirty (30) inches, shall be equipped with handrails and intermediate rails for the entire length of the handrail.

(b) Handrails with a circular cross-section shall have an outside diameter of at least one and one-quarter (1.25) inches and not greater than two (2) inches or shall provide equivalent grasping ability. If the handrail is not circular, it shall have a perimeter dimension of at least four (4) inches and not greater than six and one-quarter (6.25) inches with a maximum vertical cross-section dimension of two and one-quarter (2.25) inches. Edges shall have a minimum radius of one-hundredth (0.01) inch.

(c) The requirements for stairways and handrails are contained in the California Building Code, except as otherwise provided in this chapter.

NOTE: Authority cited: Sections 18865, 18865.05, 18871.3, and 18873, Health ~~as~~ and Safety Code. Reference: Section 18871.3, Health and Safety Code.